

# Unit PH3 - Americas on the Park

PH3 - 777 Bayshore Dr, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number:	F10469125
Status:	Active
Size:	3,040 Sq ft.
Bedrooms:	4
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	1 Space,Covered Parking,Guest Parking
View:	Intracoastal View,Ocean View
List Price:	\$1,595,000
List PPSF:	\$525
Valuated Price:	\$1,818,000
Valuated PPSF:	\$598

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*



## Building Information

Number of units:	82
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	4%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

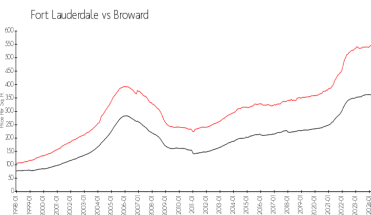
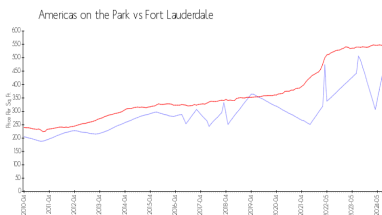
## Building Association Information

Americas on the Park  
777 Bayshore Dr  
Ft Lauderdale FL33304  
Phone: (954) 564-7778

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1501	2,200 sq ft	Oct 2024	\$1,000,000	\$455
1404	1,820 sq ft	Apr 2024	\$585,000	\$321

## Market Information



Americas on the Park:	\$499/sq. ft.	Fort Lauderdale:	\$539/sq. ft.
Fort Lauderdale:	\$539/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

Americas on the Park	5%
Fort Lauderdale	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Americas on the Park	48 days
Fort Lauderdale	86 days
Broward	74 days