

Unit 302 - Adagio Fort Lauderdale Beach

302 - 435 Bayshore Dr, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number: F10534029
 Status: Active
 Size: 2,746 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking

View:
 List Price: \$3,300,000
 List PPSF: \$1,202
 Valuated Price: \$3,053,000
 Valuated PPSF: \$1,107

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: 31
 Number of active listings for rent: 0
 Number of active listings for sale: 4
 Building inventory for sale: 12%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 1

Building Association Information

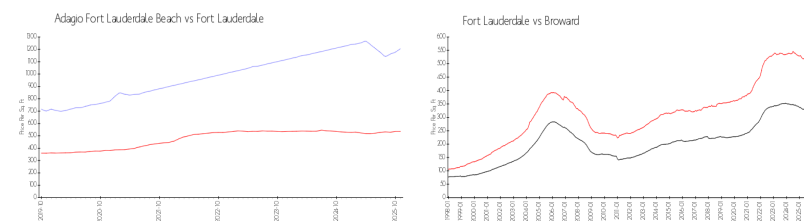
ADAGIO Fort Lauderdale Beach
 435 Bayshore Dr
 Fort Lauderdale, FL 33304
 Phone: +1 954-372-1041

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH3	2,870 sq ft	Oct 2025	\$2,800,000	\$976
404	3,211 sq ft	Aug 2025	\$3,400,000	\$1,059
PH04	3,210 sq ft	Apr 2025	\$4,000,000	\$1,246
501	2,400 sq ft	Mar 2025	\$3,100,000	\$1,292
301	2,383 sq ft	Feb 2025	\$2,950,000	\$1,238

Market Information



Adagio Fort Lauderdale Beach:	\$1205/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

Adagio Fort Lauderdale Beach	13%
Fort Lauderdale	4%
Broward	4%



Built in 2019 - 31 units - 10 floors

Avg. Time to Close Over Last 12 Months

Adagio Fort Lauderdale Beach	31 days
Fort Lauderdale	100 days
Broward	88 days