

Unit 428 Seneca Falls Dr - Southshore Falls

428 Seneca Falls Dr - 101-243 Shell Falls Dr, Apollo Beach, FL, Hillsborough 33572

Unit Information

MLS Number:	T3549707
Status:	ACTIVE
Size:	1,461 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	
View:	
List Price:	\$309,900
List PPSF:	\$212
Valuated Price:	\$287,000
Valuated PPSF:	\$196

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:	558
Number of active listings for rent:	0
Number of active listings for sale:	21
Building inventory for sale:	3%
Number of sales over the last 12 months:	34
Number of sales over the last 6 months:	12
Number of sales over the last 3 months:	5

Building Association Information

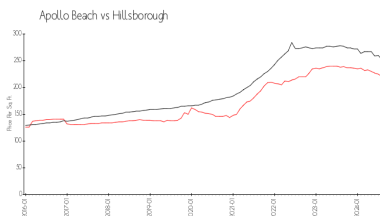
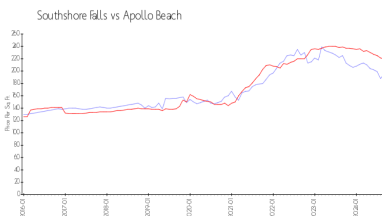
Southshore Falls HOA
 Address: 5831 Cascade Falls Dr
 Apollo Beach, FL 33572
 Phone: +1 813-641-3616

<http://www.southshorefalls.net/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,616 sq ft	Oct 2024	\$325,000	\$201
	1,631 sq ft	Oct 2024	\$325,000	\$199
	1,393 sq ft	Oct 2024	\$289,000	\$207
	1,631 sq ft	Sep 2024	\$315,000	\$193
	1,393 sq ft	Sep 2024	\$315,000	\$226

Market Information

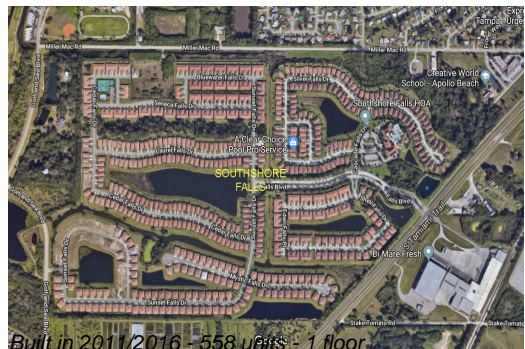


Southshore Falls:	\$196/sq. ft.	Apollo Beach:	\$220/sq. ft.
Apollo Beach:	\$220/sq. ft.	Hillsborough:	\$235/sq. ft.

Inventory for Sale

Southshore Falls	4%
Apollo Beach	5%
Hillsborough	4%

Avg. Time to Close Over Last 12 Months



Southshore Falls
Apollo Beach
Hillsborough

73 days
76 days
59 days