

Unit 410 Seneca Falls Dr - Southshore Falls

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

Unit Information

MLS Number:	T3551798
Status:	PENDING
Size:	1,616 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Driveway, Garage Door Opener
View:	
List Price:	\$319,900
List PPSF:	\$198
Valuated Price:	\$139,000
Valuated PPSF:	\$86

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:	20
Building inventory for sale:	3%
Number of sales over the last 12 months:	34
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	3

Building Association Information

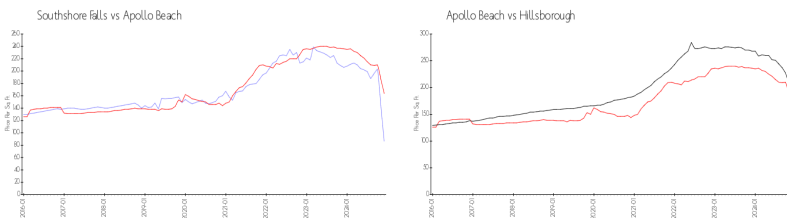
Southshore Falls HOA
 Address: 5831 Cascade Falls Dr
 Apollo Beach, FL 33572
 Phone: +1 813-641-3616

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,393 sq ft	Jan 2025	\$270,000	\$194
	1,461 sq ft	Jan 2025	\$300,000	\$205
	1,408 sq ft	Dec 2024	\$290,000	\$206
	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

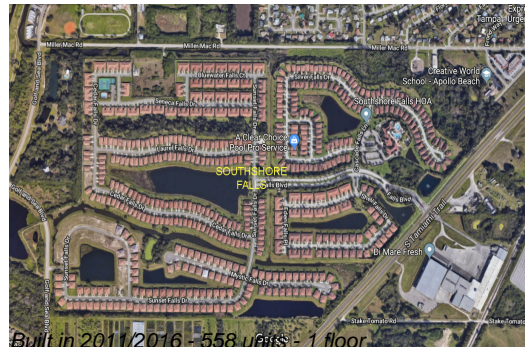
Market Information



Southshore Falls:	\$86/sq. ft.	Apollo Beach:	\$164/sq. ft.
Apollo Beach:	\$164/sq. ft.	Hillsborough:	\$163/sq. ft.

Inventory for Sale

Southshore Falls	4%
Apollo Beach	5%
Hillsborough	3%



Avg. Time to Close Over Last 12 Months

Southshore Falls	74 days
Apollo Beach	85 days
Hillsborough	66 days