

Unit 242 Shell Falls Dr - Southshore Falls

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

Unit Information

MLS Number: TB8309832
 Status: ACTIVE
 Size: 1,616 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces:
 View: Water
 List Price: \$333,990
 List PPSF: \$207
 Valuated Price: \$317,000
 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

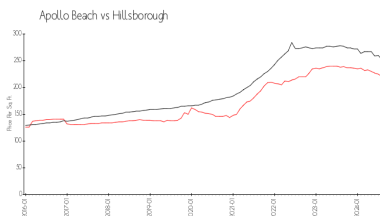
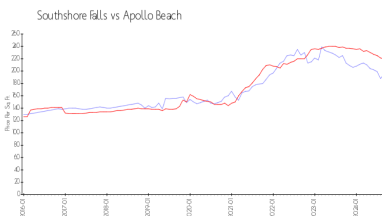
Southshore Falls HOA
 Address: 5831 Cascade Falls Dr
 Apollo Beach, FL 33572
 Phone: +1 813-641-3616

<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

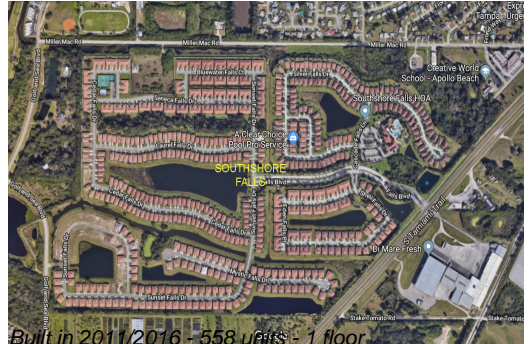


Southshore Falls: \$196/sq. ft. Apollo Beach: \$220/sq. ft.
 Apollo Beach: \$220/sq. ft. Hillsborough: \$235/sq. ft.

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