

# Unit 5648 Sunset Falls Dr - Southshore Falls

5648 Sunset Falls Dr - 101-243 Shell Falls Dr, Apollo Beach, FL, Hillsborough 33572

## Unit Information

MLS Number: TB8311982  
 Status: Active  
 Size: 1,393 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces:  
 View: Water  
 List Price: \$309,990  
 List PPSF: \$223  
 Valuated Price: \$273,000  
 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

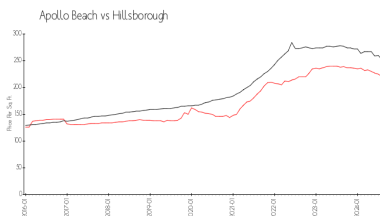
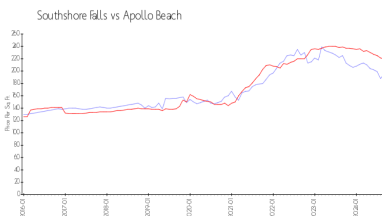
Southshore Falls HOA  
 Address: 5831 Cascade Falls Dr  
 Apollo Beach, FL 33572  
 Phone: +1 813-641-3616

<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

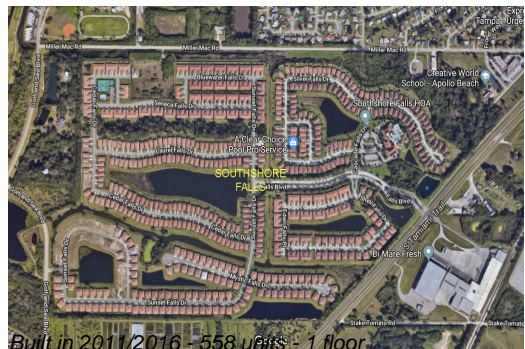


Southshore Falls: \$196/sq. ft.      Apollo Beach: \$220/sq. ft.  
 Apollo Beach: \$220/sq. ft.      Hillsborough: \$235/sq. ft.

## 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