

# Unit 237 Shell Falls Dr - Southshore Falls

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

## Unit Information

MLS Number:	TB8347184
Status:	ACTIVE
Size:	1,616 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Driveway, Garage Door Opener, Other
View:	Trees/Woods
List Price:	\$315,000
List PPSF:	\$195
Valuated Price:	\$290,000
Valuated PPSF:	\$179

*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:	26
Building inventory for sale:	4%
Number of sales over the last 12 months:	37
Number of sales over the last 6 months:	25
Number of sales over the last 3 months:	10

## Building Association Information

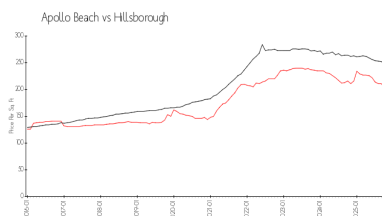
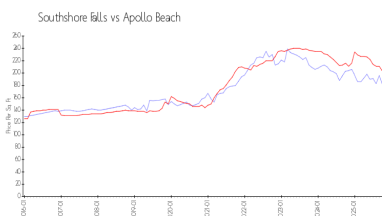
Southshore Falls HOA  
Address: 5831 Cascade Falls Dr  
Apollo Beach, FL 33572  
Phone: +1 813-641-3616

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,523 sq ft	Dec 2025	\$319,000	\$209
	1,393 sq ft	Dec 2025	\$275,000	\$197
	1,616 sq ft	Dec 2025	\$293,000	\$181
	1,373 sq ft	Nov 2025	\$255,000	\$186
	1,393 sq ft	Nov 2025	\$240,500	\$173

## Market Information

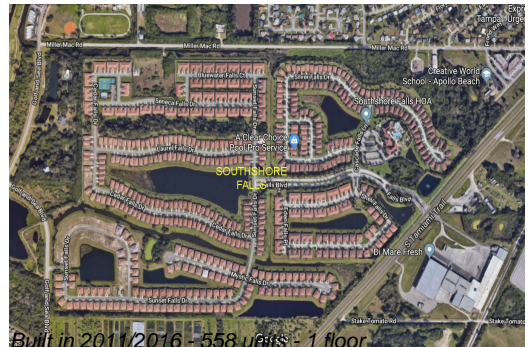


Southshore Falls:	\$179/sq. ft.	Apollo Beach:	\$207/sq. ft.
Apollo Beach:	\$207/sq. ft.	Hillsborough:	\$229/sq. ft.

## Inventory for Sale

Southshore Falls	5%
Apollo Beach	9%
Hillsborough	5%

## Avg. Time to Close Over Last 12 Months



Southshore Falls  
Apollo Beach  
Hillsborough

81 days  
103 days  
88 days