

# Unit 40510 - Vista Cay at Harbor Square

40510 - 5000 Shorway Loop, Orlando, FL, Orange 32819

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | O6141067     |
| Status:         | ACTIVE       |
| Size:           | 2,001 Sq ft. |
| Bedrooms:       | 3            |
| Full Bathrooms: | 2            |
| Half Bathrooms: | 0            |
| Parking Spaces: |              |
| View:           | Water        |
| List Price:     | \$799,000    |
| List PPSF:      | \$399        |
| Valuated Price: | \$627,000    |
| Valuated PPSF:  | \$313        |

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:                         | 480 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 5   |
| Building inventory for sale:             | 1%  |
| Number of sales over the last 12 months: | 12  |
| Number of sales over the last 6 months:  | 0   |
| Number of sales over the last 3 months:  | 0   |

## Building Association Information

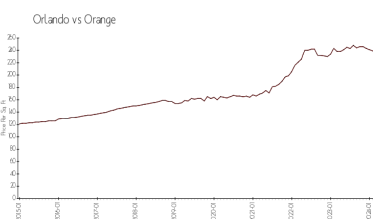
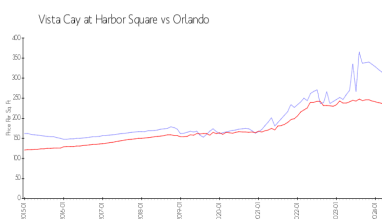
Vista Cay at Harbor Square  
Address: 5334 Central Florida Pkwy, Orlando, FL 32821  
Phone: +1 407-313-4460

<https://vistacayhoa.com/>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 204    | 2,097 sq ft | Nov 2023     | \$650,000  | \$310 |
| 41008  | 1,412 sq ft | Nov 2023     | \$529,000  | \$375 |
| 10313  | 1,247 sq ft | Oct 2023     | \$482,500  | \$387 |
| 10213  | 1,112 sq ft | Sep 2023     | \$420,000  | \$378 |
| 40708  | 1,112 sq ft | Aug 2023     | \$470,000  | \$423 |
| 10713  | 1,112 sq ft | Aug 2023     | \$420,000  | \$378 |
| 40305  | 2,097 sq ft | Aug 2023     | \$630,000  | \$300 |

## Market Information



Vista Cay at Harbor Square: \$309/sq. ft.  
Orlando: \$235/sq. ft.

Orlando: \$235/sq. ft.  
Orange: \$246/sq. ft.

## Inventory for Sale



|                            |    |
|----------------------------|----|
| Vista Cay at Harbor Square | 1% |
| Orlando                    | 2% |
| Orange                     | 2% |

### **Avg. Time to Close Over Last 12 Months**

|                            |         |
|----------------------------|---------|
| Vista Cay at Harbor Square | 45 days |
| Orlando                    | 45 days |
| Orange                     | 45 days |