

Unit 1105 Lake Shore Dr # 202 - Bay Reach

1105 Lake Shore Dr # 202 - 1010-1155 Lake Shore Dr, Lake Park, FL, Palm Beach 33403

Unit Information

MLS Number:	RX-10959875
Status:	Active
Size:	1,463 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2+ Spaces, Deeded, Driveway, Garage - Detached
View:	Canal
List Price:	\$475,000
List PPSF:	\$325
Valuated Price:	\$363,000
Valuated PPSF:	\$303

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:	220
Number of active listings for rent:	0
Number of active listings for sale:	8
Building inventory for sale:	3%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

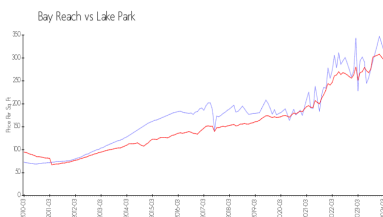
Building Association Information

Bay Reach
Address 1001 Lake Shore Dr
Lake Park, Florida 33403
Phone +1 561-845-0755

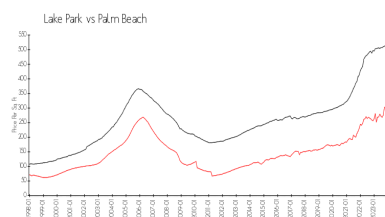
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
204	1,200 sq ft	Jan 2024	\$417,500	\$348
202	1,200 sq ft	Dec 2023	\$285,000	\$238
105	1,100 sq ft	Oct 2023	\$290,000	\$264
103	920 sq ft	Oct 2023	\$420,000	\$457
104	1,140 sq ft	Oct 2023	\$285,000	\$250

Market Information



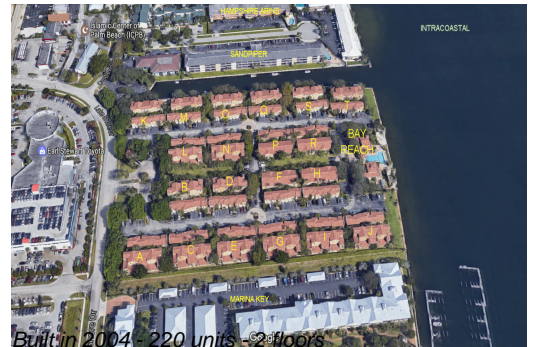
Bay Reach: \$301/sq. ft.
Lake Park: \$289/sq. ft.



Lake Park: \$289/sq. ft.
Palm Beach: \$469/sq. ft.

Inventory for Sale

Bay Reach	4%
Lake Park	4%
Palm Beach	3%



Avg. Time to Close Over Last 12 Months

Bay Reach	46 days
Lake Park	46 days
Palm Beach	56 days