

# Unit 1050 Lake Shore Dr # 204 - Bay Reach

1050 Lake Shore Dr # 204 - 1010-1155 Lake Shore Dr, Lake Park, FL, Palm Beach 33403

## Unit Information

MLS Number:	RX-10987337
Status:	Active
Size:	1,463 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Guest
View:	Garden
List Price:	\$339,999
List PPSF:	\$232
Valuated Price:	\$289,000
Valuated PPSF:	\$241

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:	9
Building inventory for sale:	4%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

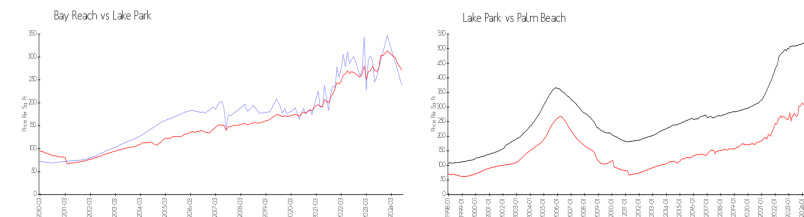
## Building Association Information

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
206	959 sq ft	Aug 2024	\$185,000	\$193
203	1,463 sq ft	Aug 2024	\$285,000	\$195
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

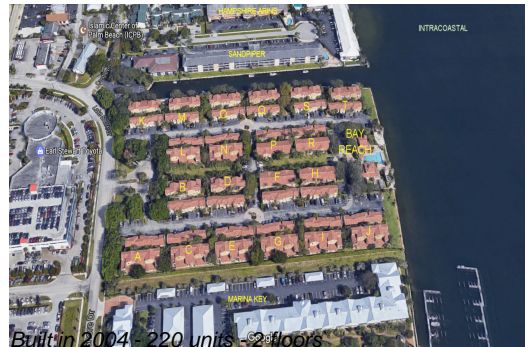


Bay Reach: \$239/sq. ft.  
Lake Park: \$271/sq. ft.

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Palm Beach: \$474/sq. ft.

## Inventory for Sale

Bay Reach	4%
Lake Park	5%



Palm Beach	3%
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**Avg. Time to Close Over Last 12 Months**

Bay Reach	53 days
Lake Park	50 days
Palm Beach	59 days