

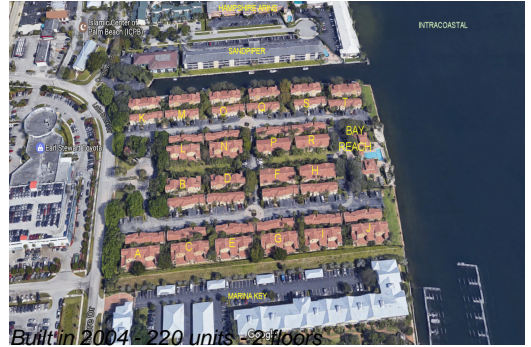
Unit 1130 Lake Shore Dr # 206 - Bay Reach

1130 Lake Shore Dr # 206 - 1010-1155 Lake Shore Dr, Lake Park, FL, Palm Beach 33403

Unit Information

MLS Number: RX-11001713
 Status: Pending
 Size: 760 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: Assigned, Deeded, Garage - Attached, Guest
 View: Intracoastal
 List Price: \$239,000
 List PPSF: \$314
 Valuated Price: \$183,000
 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: 8
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 3

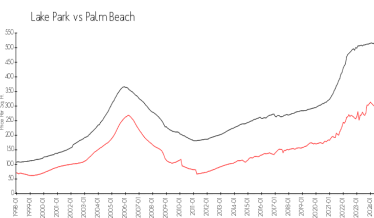
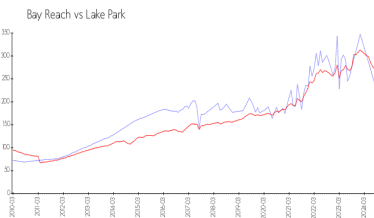
Building Association Information

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	1,204 sq ft	Sep 2024	\$280,000	\$233
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

Market Information



Bay Reach: \$239/sq. ft.
 Lake Park: \$271/sq. ft.
 Lake Park: \$271/sq. ft.
 Palm Beach: \$471/sq. ft.

Inventory for Sale

Bay Reach 4%
 Lake Park 5%
 Palm Beach 3%

Avg. Time to Close Over Last 12 Months

Bay Reach
Lake Park
Palm Beach

63 days
55 days
59 days