

# Unit 1045 Lake Shore Dr # 104 - Bay Reach

1045 Lake Shore Dr # 104 - 1010-1155 Lake Shore Dr, Lake Park, FL, Palm Beach 33403

## Unit Information

MLS Number: RX-11028943  
 Status: Active  
 Size: 1,204 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces:  
 View:  
 List Price: \$256,000  
 List PPSF: \$213  
 Valuated Price: \$233,000  
 Valuated PPSF: \$253

*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: 8  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 5

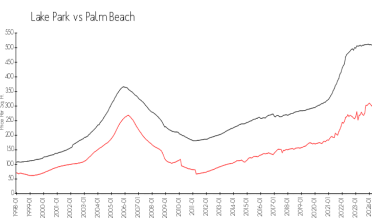
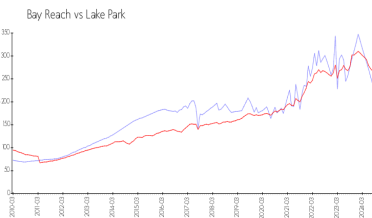
## Building Association Information

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
203	1,463 sq ft	Nov 2024	\$220,000	\$150
206	760 sq ft	Oct 2024	\$215,000	\$283
201	1,463 sq ft	Oct 2024	\$425,000	\$290
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

## Market Information

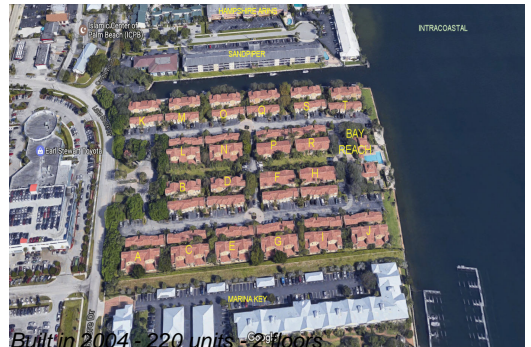


Bay Reach: \$255/sq. ft.      Lake Park: \$270/sq. ft.  
 Lake Park: \$270/sq. ft.      Palm Beach: \$466/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Bay Reach  
Lake Park  
Palm Beach

59 days  
56 days  
60 days