

Unit 104 - Lake Harbour Towers East

104 - 801 Lake Shore Dr, Lake Park, FL, Palm Beach 33403

Unit Information

MLS Number:	RX-11034531
Status:	Active
Size:	1,596 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Covered,Guest
View:	Intracoastal
List Price:	\$525,000
List PPSF:	\$329
Valuated Price:	\$392,000
Valuated PPSF:	\$298

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:	143
Number of active listings for rent:	0
Number of active listings for sale:	12
Building inventory for sale:	8%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

Building Association Information

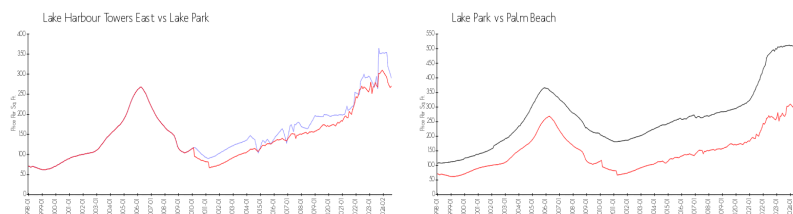
Lake Harbour Towers East
Condominium Association
801 Lake Shore Dr
Apt 115 Lake Park, Florida 33403-2922
(561) 366-7030

<http://www.lakeharbourtowerseast.com>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
206	1,596 sq ft	Nov 2024	\$345,000	\$216
107	1,596 sq ft	Jun 2024	\$430,000	\$269
409	1,596 sq ft	May 2024	\$530,000	\$332
312	1,596 sq ft	May 2024	\$390,000	\$244
806	1,316 sq ft	Mar 2024	\$400,000	\$304

Market Information



Lake Harbour Towers East:	\$291/sq. ft.	Lake Park:	\$270/sq. ft.
Lake Park:	\$270/sq. ft.	Palm Beach:	\$466/sq. ft.

Inventory for Sale

Lake Harbour Towers East	8%
Lake Park	5%
Palm Beach	4%



Avg. Time to Close Over Last 12 Months

Lake Harbour Towers East	95 days
Lake Park	57 days
Palm Beach	61 days