

# Unit 1309 Bayshore Dr # 103 - Colonnades 1-11

1309 Bayshore Dr # 103 - 1225 Carlton Ct, Fort Pierce, FL, St. Lucie 34949

## Unit Information

MLS Number:	RX-10865657
Status:	Pending
Size:	943 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Assigned,Guest,Vehicle Restrictions
View:	
List Price:	\$195,000
List PPSF:	\$207
Valuated Price:	\$231,000
Valuated PPSF:	\$307



*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.*

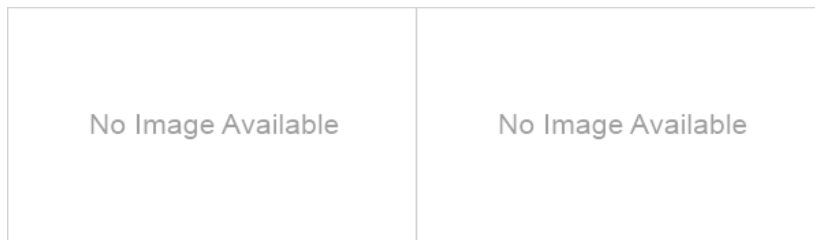
## Building Information

Number of units:	250
Number of active listings for rent:	0
Number of active listings for sale:	12
Building inventory for sale:	4%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	5

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
201	1,299 sq ft	Mar 2024	\$325,000	\$250
102	1,024 sq ft	Mar 2024	\$175,000	\$171
105	1,024 sq ft	Mar 2024	\$173,000	\$169
210	468 sq ft	Mar 2024	\$139,000	\$297
205	576 sq ft	Feb 2024	\$120,000	\$208

## Market Information



Colonnades 1-11:	\$255/sq. ft.	Fort Pierce:	\$301/sq. ft.
Fort Pierce:	\$301/sq. ft.	St. Lucie:	\$290/sq. ft.

## Inventory for Sale

Colonnades 1-11	5%
Fort Pierce	3%
St. Lucie	2%

## Avg. Time to Close Over Last 12 Months

Colonnades 1-11	44 days
Fort Pierce	63 days
St. Lucie	46 days