

Unit 1351 Bayshore Dr # 307 - Colonnades 1-11

1351 Bayshore Dr # 307 - 1225 Carlton Ct, Fort Pierce, FL, St. Lucie 34949

Unit Information

MLS Number: RX-10943572
 Status: Active
 Size: 1,316 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned, Guest
 View: Intracoastal, Lagoon, Marina
 List Price: \$339,000
 List PPSF: \$258
 Valuated Price: \$339,000
 Valuated PPSF: \$310

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: 13
 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

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Colonnades 1-11:	\$252/sq. ft.	Fort Pierce:	\$323/sq. ft.
Fort Pierce:	\$323/sq. ft.	St. Lucie:	\$293/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

