

# Unit 1188 Commodore Ct # 106 - Colonnades 1-11

1188 Commodore Ct # 106 - 1225 Carlton Ct, Fort Pierce, FL, St. Lucie 34949

## Unit Information

MLS Number:	RX-10982495
Status:	Closed
Size:	1,092 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned
View:	Garden
List Price:	\$199,900
List PPSF:	\$183
Valuated Price:	\$160,000
Valuated PPSF:	\$147

*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:	13
Building inventory for sale:	5%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	3

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
106	1,092 sq ft	Sep 2024	\$165,000	\$151
202	1,316 sq ft	Sep 2024	\$190,000	\$144
106	1,316 sq ft	Jul 2024	\$216,000	\$164
101	1,260 sq ft	May 2024	\$325,000	\$258
106	1,316 sq ft	May 2024	\$299,900	\$228
305	1,316 sq ft	May 2024	\$342,500	\$260

## Market Information

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Colonnades 1-11:	\$242/sq. ft.	Fort Pierce:	\$316/sq. ft.
Fort Pierce:	\$316/sq. ft.	St. Lucie:	\$297/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	88 days
Fort Pierce	71 days
St. Lucie	49 days

