

# Unit 1223 Bayshore Dr # 205 - Colonnades 1-11

1223 Bayshore Dr # 205 - 1225 Carlton Ct, Fort Pierce, FL, St. Lucie 34949

## Unit Information

MLS Number: RX-11015815  
 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: \$325,000  
 List PPSF: \$247  
 Valuated Price: \$304,000  
 Valuated PPSF: \$278

*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.*

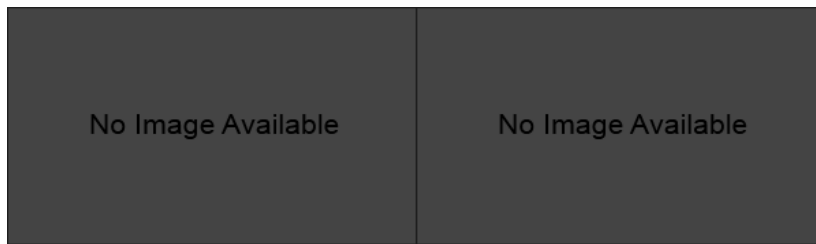
## Building Information

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: 14  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 3

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
303	1,316 sq ft	Jan 2025	\$312,500	\$237
105	576 sq ft	Jan 2025	\$111,000	\$193
102	576 sq ft	Nov 2024	\$68,000	\$118
106	1,092 sq ft	Sep 2024	\$165,000	\$151
202	1,316 sq ft	Sep 2024	\$190,000	\$144

## Market Information



Colonnades 1-11:	\$228/sq. ft.	Fort Pierce:	\$275/sq. ft.
Fort Pierce:	\$275/sq. ft.	St. Lucie:	\$306/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Colonnades 1-11: 108 days  
 Fort Pierce: 75 days  
 St. Lucie: 54 days

