

# Unit 1176 Bayshore Dr # 102 - Colonnades 1-11

1176 Bayshore Dr # 102 - 1225 Carlton Ct, Fort Pierce, FL, St. Lucie 34949



## Unit Information

MLS Number:	RX-11032506
Status:	Active Under Contract
Size:	1,024 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Assigned
View:	River
List Price:	\$149,900
List PPSF:	\$146
Valuated Price:	\$164,000
Valuated PPSF:	\$172

*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.*

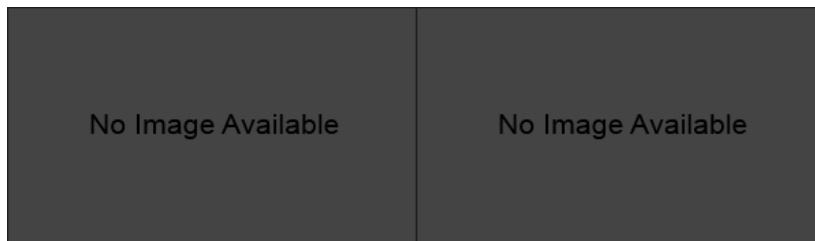
## Building Information

Number of units:	250
Number of active listings for rent:	0
Number of active listings for sale:	11
Building inventory for sale:	4%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	5
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:	\$311/sq. ft.

## Inventory for Sale

Colonnades 1-11	4%
Fort Pierce	5%
St. Lucie	3%

## Avg. Time to Close Over Last 12 Months

Colonnades 1-11	108 days
Fort Pierce	74 days
St. Lucie	54 days