

# Unit 1315 Bayshore Dr # 204 - Colonnades 1-11

1315 Bayshore Dr # 204 - 1225 Carlton Ct, Fort Pierce, FL, St. Lucie 34949

## Unit Information

|                 |             |
|-----------------|-------------|
| MLS Number:     | RX-11143522 |
| Status:         | Active      |
| Size:           | 752 Sq ft.  |
| Bedrooms:       | 1           |
| Full Bathrooms: | 1           |
| Half Bathrooms: | 0           |
| Parking Spaces: | Assigned    |
| View:           | Other,River |
| List Price:     | \$175,000   |
| List PPSF:      | \$233       |
| Valuated Price: | \$185,000   |
| Valuated PPSF:  | \$246       |

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: | 11  |
| Number of sales over the last 6 months:  | 3   |
| Number of sales over the last 3 months:  | 1   |

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 104    | 792 sq ft   | Oct 2025     | \$200,000  | \$253 |
| 206    | 468 sq ft   | Jul 2025     | \$60,000   | \$128 |
| 204    | 1,092 sq ft | Jul 2025     | \$252,500  | \$231 |
| 101    | 851 sq ft   | Apr 2025     | \$267,000  | \$314 |
| 201    | 752 sq ft   | Apr 2025     | \$195,000  | \$259 |

## Market Information

|                    |                    |
|--------------------|--------------------|
| No Image Available | No Image Available |
|--------------------|--------------------|

|                  |               |              |               |
|------------------|---------------|--------------|---------------|
| Colonnades 1-11: | \$202/sq. ft. | Fort Pierce: | \$299/sq. ft. |
| Fort Pierce:     | \$299/sq. ft. | St. Lucie:   | \$293/sq. ft. |

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

|                 |          |
|-----------------|----------|
| Colonnades 1-11 | 83 days  |
| Fort Pierce     | 123 days |
| St. Lucie       | 83 days  |