

# Unit 1009 - Bayshore Towers

1009 - 511 Bayshore Dr, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number:	F10420696
Status:	Active
Size:	1,330 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space, Deeded Parking
View:	Intracoastal View, Ocean View, Water View
List Price:	\$825,000
List PPSF:	\$620
Valuated Price:	\$790,000
Valuated PPSF:	\$594

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:	107
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	6%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

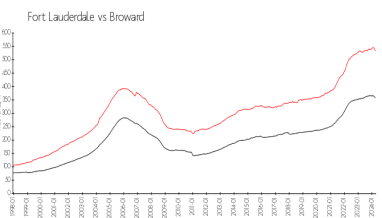
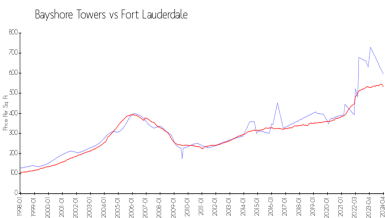
## Building Association Information

Bayshore Towers Condominium  
 511 Bayshore Dr,  
 Fort Lauderdale, FL 33304  
 (954) 565-9675

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
508	1,330 sq ft	May 2024	\$720,000	\$541
404	1,330 sq ft	Mar 2024	\$685,000	\$515
202	1,330 sq ft	Feb 2024	\$675,000	\$508
501	1,436 sq ft	Jan 2024	\$800,000	\$557
809	1,036 sq ft	Jan 2024	\$530,000	\$512

## Market Information



Bayshore Towers: \$597/sq. ft.  
 Fort Lauderdale: \$533/sq. ft.

Fort Lauderdale: \$533/sq. ft.  
 Broward: \$351/sq. ft.

## Inventory for Sale

Bayshore Towers	7%
Fort Lauderdale	4%
Broward	4%



## **Avg. Time to Close Over Last 12 Months**

Bayshore Towers	94 days
Fort Lauderdale	76 days
Broward	67 days