

# Unit 1050 Lake Shore Dr # 203 - Bay Reach

1050 Lake Shore Dr # 203 - 1010-1155 Lake Shore Dr, Lake Park, FL, Palm Beach 33403

## Unit Information

MLS Number:	RX-10968118
Status:	Active
Size:	1,463 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned,Garage - Attached,Vehicle Restrictions
View:	Intracoastal,Other
List Price:	\$334,000
List PPSF:	\$228
Valuated Price:	\$339,000
Valuated PPSF:	\$283

*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:	220
Number of active listings for rent:	0
Number of active listings for sale:	8
Building inventory for sale:	3%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

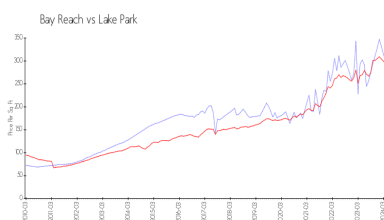
## Building Association Information

Bay Reach  
Address 1001 Lake Shore Dr  
Lake Park, Florida 33403  
Phone +1 561-845-0755

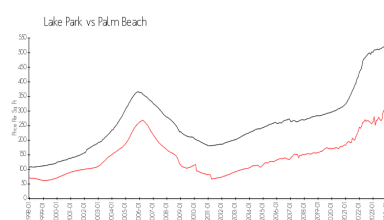
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
204	1,200 sq ft	Jan 2024	\$417,500	\$348
202	1,200 sq ft	Dec 2023	\$285,000	\$238
105	1,100 sq ft	Oct 2023	\$290,000	\$264
103	920 sq ft	Oct 2023	\$420,000	\$457
104	1,140 sq ft	Oct 2023	\$285,000	\$250

## Market Information



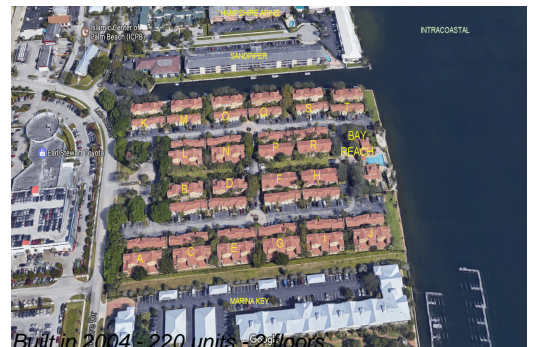
Bay Reach: \$281/sq. ft.  
Lake Park: \$289/sq. ft.



Lake Park: \$289/sq. ft.  
Palm Beach: \$476/sq. ft.

## Inventory for Sale

Bay Reach	4%
Lake Park	6%
Palm Beach	3%



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

Bay Reach	48 days
Lake Park	47 days
Palm Beach	57 days