

Unit 204 - Lake Harbour Towers East

204 - 801 Lake Shore Dr, Lake Park, FL, Palm Beach 33403

Unit Information

MLS Number:	RX-10981450
Status:	Active
Size:	1,596 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Covered,Guest
View:	Intracoastal
List Price:	\$429,900
List PPSF:	\$269
Valuated Price:	\$482,000
Valuated PPSF:	\$366

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:	143
Number of active listings for rent:	0
Number of active listings for sale:	12
Building inventory for sale:	8%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	3

Building Association Information

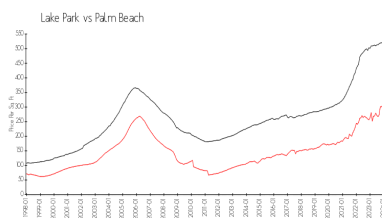
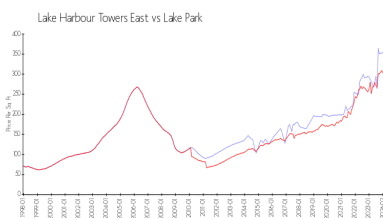
Lake Harbour Towers East
Condominium Association
801 Lake Shore Dr
Apt 115 Lake Park, Florida 33403-2922
(561) 366-7030

<http://www.lakeharbourtowerseast.com>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
409	1,596 sq ft	May 2024	\$530,000	\$332
312	1,596 sq ft	May 2024	\$390,000	\$244
806	1,316 sq ft	Mar 2024	\$400,000	\$304
601	1,316 sq ft	Oct 2023	\$515,000	\$391
615	1,316 sq ft	Aug 2023	\$325,000	\$247

Market Information



Lake Harbour Towers East:	\$354/sq. ft.	Lake Park:	\$289/sq. ft.
Lake Park:	\$289/sq. ft.	Palm Beach:	\$476/sq. ft.

Inventory for Sale



Lake Harbour Towers East	8%
Lake Park	6%
Palm Beach	3%

Avg. Time to Close Over Last 12 Months

Lake Harbour Towers East	110 days
Lake Park	47 days
Palm Beach	57 days