

Unit 409 - Lake Harbour Towers East

409 - 801 Lake Shore Dr, Lake Park, FL, Palm Beach 33403

Unit Information

MLS Number: RX-10984601
 Status: Active Under Contract
 Size: 1,596 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Carport - Detached, Deeded, Open, Vehicle Restrictions
 View: Intracoastal, Marina
 List Price: \$545,000
 List PPSF: \$341
 Valuated Price: \$409,000
 Valuated PPSF: \$311

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: 10
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 6
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 1

Building Association Information

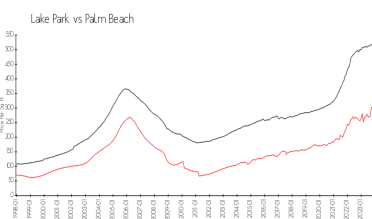
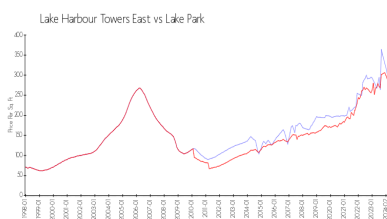
Lake Harbour Towers East
 Condominium Association
 801 Lake Shore Dr
 Apt 115 Lake Park, Florida 33403-2922
 (561) 366-7030

<http://www.lakeharbourtowerseast.com>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
707	1,316 sq ft	Jul 2023	\$410,000	\$312
202	1,316 sq ft	May 2023	\$455,000	\$346
112	1,316 sq ft	May 2023	\$235,000	\$179

Market Information



Lake Harbour Towers East:	\$294/sq. ft.	Lake Park:	\$284/sq. ft.
Lake Park:	\$284/sq. ft.	Palm Beach:	\$475/sq. ft.



Inventory for Sale

Lake Harbour Towers East	7%
Lake Park	5%
Palm Beach	3%

Avg. Time to Close Over Last 12 Months

Lake Harbour Towers East	110 days
Lake Park	47 days
Palm Beach	56 days