

# Unit 45 - Magnolia & Annex

45 - 303-351 Flamingo Dr, West Palm Beach, FL, Palm Beach 33401

## Unit Information

MLS Number: RX-10979741  
 Status: Pending  
 Size: 2,248 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: Garage - Attached  
 View: Garden  
 List Price: \$1,150,000  
 List PPSF: \$512  
 Valuated Price: \$1,198,000  
 Valuated PPSF: \$621

*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: 70  
 Number of active listings for rent: 1  
 Number of active listings for sale: 2  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

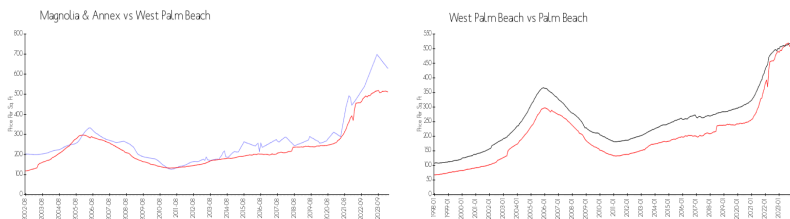
## Building Association Information

Magnolia Court Homeowners Association, Inc 2328 S Congress Avenue # 1  
 West Palm Beach, FL33406  
 (561) 355-4497  
 The Annex Condominium Association is managed by King's Management Services, Inc.  
 (561) 627-0480

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	2,830 sq ft	Apr 2024	\$1,750,000	\$618
	2,874 sq ft	Aug 2023	\$1,670,000	\$581

## Market Information

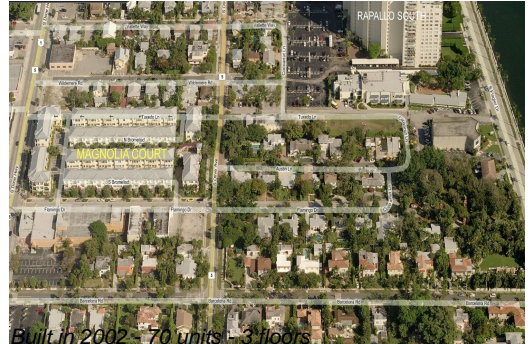


Magnolia & Annex: \$628/sq. ft.      West Palm Beach: \$511/sq. ft.  
 West Palm Beach: \$511/sq. ft.      Palm Beach: \$475/sq. ft.

## Inventory for Sale

Magnolia & Annex: 3%  
 West Palm Beach: 4%  
 Palm Beach: 3%

## Avg. Time to Close Over Last 12 Months



Magnolia & Annex  
West Palm Beach  
Palm Beach

59 days  
52 days  
56 days