

Unit 34 - Magnolia & Annex

34 - 303-351 Flamingo Dr, West Palm Beach, FL, Palm Beach 33401

Unit Information

| | |
|-----------------|------------------------------------|
| MLS Number: | RX-10982192 |
| Status: | Active |
| Size: | 2,248 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 3 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 2+ Spaces,Garage - Attached,Street |
| View: | Garden |
| List Price: | \$1,250,000 |
| List PPSF: | \$556 |
| Valuated Price: | \$1,250,000 |
| Valuated PPSF: | \$648 |

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 |

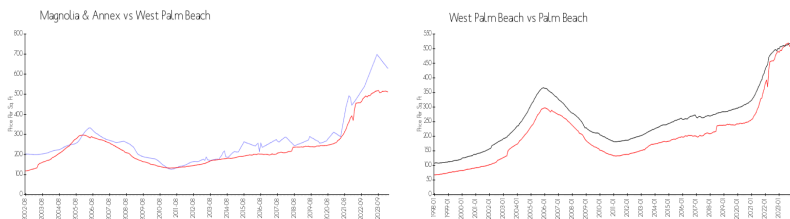
Building Association Information

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

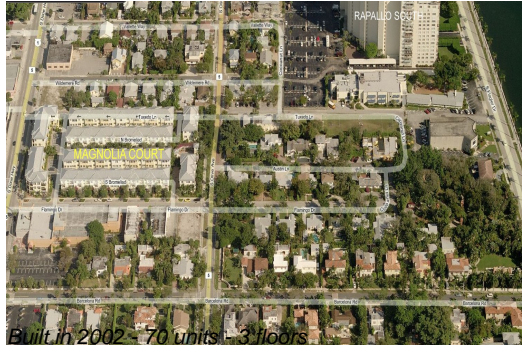


| | | | |
|-------------------|---------------|------------------|---------------|
| Magnolia & Annex: | \$628/sq. ft. | West Palm Beach: | \$511/sq. ft. |
| West Palm Beach: | \$511/sq. ft. | Palm Beach: | \$475/sq. ft. |

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