

# Unit 632 Hummingbird Ln - Country Manor 1-8

632 Hummingbird Ln - 801-856 Meadowlark Ln, Delray Beach, FL, Palm Beach 33445

## Unit Information

|                 |                 |
|-----------------|-----------------|
| MLS Number:     | A11581925       |
| Status:         | Active          |
| Size:           | 980 Sq ft.      |
| Bedrooms:       | 2               |
| Full Bathrooms: | 2               |
| Half Bathrooms: |                 |
| Parking Spaces: | Covered Parking |
| View:           |                 |
| List Price:     | \$325,000       |
| List PPSF:      | \$332           |
| Valuated Price: | \$234,000       |
| Valuated PPSF:  | \$239           |

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:                         | 440 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 5   |
| Building inventory for sale:             | 1%  |
| Number of sales over the last 12 months: | 7   |
| Number of sales over the last 6 months:  | 5   |
| Number of sales over the last 3 months:  | 3   |

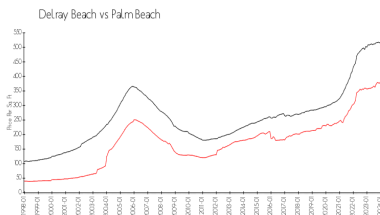
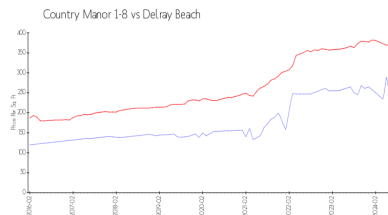
## Building Association Information

Country Manors Association, Inc.  
 4900 Lake Ida Road  
 office 4900 Country Manors Boulevard  
 Delray Beach, Fl. 33445  
 Ph: 1-561-498-8300  
 Fax: 1-561-498-4099

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 517    | 1,150 sq ft | Jun 2024     | \$220,000  | \$191 |
| 101    | 1,200 sq ft | May 2024     | \$349,900  | \$292 |
| 849    | 1,150 sq ft | May 2024     | \$275,000  | \$239 |
|        | 1,350 sq ft | Apr 2024     | \$215,000  | \$159 |
|        | 1,460 sq ft | Apr 2024     | \$245,000  | \$168 |

## Market Information



|                    |               |               |               |
|--------------------|---------------|---------------|---------------|
| Country Manor 1-8: | \$239/sq. ft. | Delray Beach: | \$372/sq. ft. |
| Delray Beach:      | \$372/sq. ft. | Palm Beach:   | \$474/sq. ft. |

## Inventory for Sale

Country Manor 1-8 1%



|              |    |
|--------------|----|
| Delray Beach | 2% |
| Palm Beach   | 3% |

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

|                   |         |
|-------------------|---------|
| Country Manor 1-8 | 56 days |
| Delray Beach      | 56 days |
| Palm Beach        | 58 days |