

# Unit 21 Abbey Ln # 208 - Abbey Village at Oriole

21 Abbey Ln # 208 - 7 Willowbrook Ln, Delray Beach, FL, Palm Beach 33446

## Unit Information

MLS Number:	F10420547
Status:	Active
Size:	925 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking, Guest Parking
View:	Garden View
List Price:	\$149,900
List PPSF:	\$162
Valuated Price:	\$178,000
Valuated PPSF:	\$192

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:	528
Number of active listings for rent:	0
Number of active listings for sale:	23
Building inventory for sale:	4%
Number of sales over the last 12 months:	39
Number of sales over the last 6 months:	23
Number of sales over the last 3 months:	9

## Building Association Information

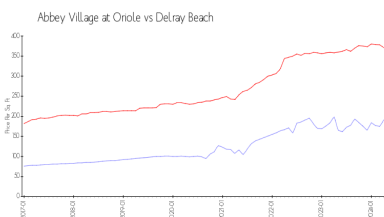
Abbey Village  
 Condominium Association, Inc  
 Address: 6294 Abbey Ln,  
 Delray Beach, FL 33446  
 Phone: +1 561-499-1438

<https://www.akamfl.com/abbeyvillage/home.asp>

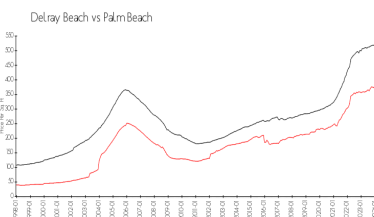
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
305	1,006 sq ft	Apr 2024	\$160,000	\$159
102	1,005 sq ft	Apr 2024	\$172,000	\$171
103	1,006 sq ft	Apr 2024	\$220,000	\$219
104	894 sq ft	Apr 2024	\$195,000	\$218
208	1,005 sq ft	Mar 2024	\$160,000	\$159
205	670 sq ft	Mar 2024	\$70,000	\$104
102	1,006 sq ft	Mar 2024	\$215,000	\$214
108	1,005 sq ft	Mar 2024	\$225,000	\$224
105	866 sq ft	Mar 2024	\$145,000	\$167

## Market Information



Abbey Village at \$192/sq. ft.



Delray Beach: \$371/sq. ft.



Oriole:  
Delray Beach:       \$371/sq. ft.       Palm Beach:       \$475/sq. ft.

**Inventory for Sale**

Abbey Village at Oriole	4%
Delray Beach	3%
Palm Beach	3%

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

Abbey Village at Oriole	62 days
Delray Beach	54 days
Palm Beach	56 days