

# Unit 104 - Edge

104 - 300 S Australian Av, West Palm Beach, FL, Palm Beach 33401

## Unit Information

MLS Number:	F10431184
Status:	Active
Size:	1,083 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Covered Parking,Deeded Parking
View:	Garden View
List Price:	\$359,900
List PPSF:	\$332
Valuated Price:	\$330,000
Valuated PPSF:	\$348

*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:	307
Number of active listings for rent:	13
Number of active listings for sale:	9
Building inventory for sale:	2%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

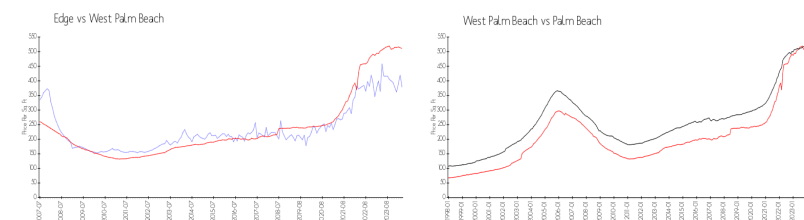
## Building Association Information

The Edge Condominium No One  
Association Inc  
(561) 655-1441

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
408	834 sq ft	Mar 2024	\$300,000	\$360
1018	1,405 sq ft	Jan 2024	\$450,000	\$320
715	834 sq ft	Jan 2024	\$310,000	\$372
308	774 sq ft	Nov 2023	\$280,000	\$362
801	779 sq ft	Sep 2023	\$295,000	\$379
507	1,401 sq ft	Sep 2023	\$460,000	\$328

## Market Information



Edge: \$379/sq. ft.  
West Palm Beach: \$511/sq. ft.

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Palm Beach: \$475/sq. ft.

## Inventory for Sale

Edge	3%
West Palm Beach	4%
Palm Beach	3%



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

Edge	63 days
West Palm Beach	52 days
Palm Beach	56 days