

# Unit 2306 - Mezzano

2306 - 9825-9905 Baywinds Dr, West Palm Beach, FL, Palm Beach 33411

## Unit Information

MLS Number:	F10442585
Status:	Active
Size:	820 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces
View:	Other View
List Price:	\$230,000
List PPSF:	\$280
Valuated Price:	\$208,000
Valuated PPSF:	\$254

*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:	240
Number of active listings for rent:	9
Number of active listings for sale:	5
Building inventory for sale:	2%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

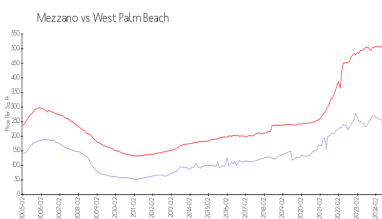
## Building Association Information

Mezzano Condominium Association  
9877 Baywinds Dr, West Palm Beach,  
FL 33411  
(561) 615-1816

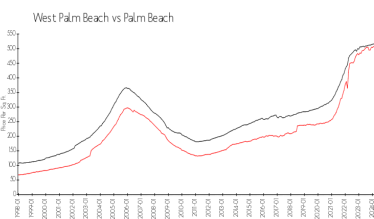
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
6202	1,141 sq ft	Sep 2024	\$305,000	\$267
4308	1,141 sq ft	Jul 2024	\$310,000	\$272
9106	820 sq ft	Jun 2024	\$255,300	\$311
7305	1,258 sq ft	May 2024	\$285,000	\$227
7303	1,258 sq ft	Mar 2024	\$299,900	\$238

## Market Information



Mezzano: \$234/sq. ft.  
West Palm Beach: \$509/sq. ft.



West Palm Beach: \$509/sq. ft.  
Palm Beach: \$471/sq. ft.

## Inventory for Sale

Mezzano	2%
West Palm Beach	4%
Palm Beach	3%

## Avg. Time to Close Over Last 12 Months

Mezzano	27 days
West Palm Beach	56 days



Palm Beach

58 days