

# 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: \$244,000  
 List PPSF: \$298  
 Valuated Price: \$222,000  
 Valuated PPSF: \$271

*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: 10  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

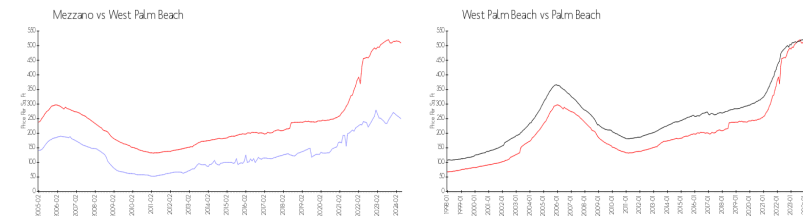
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
5312	1,310 sq ft	Feb 2024	\$345,000	\$263
5110	1,141 sq ft	Dec 2023	\$315,000	\$276

## Market Information



Mezzano: \$249/sq. ft.  
 West Palm Beach: \$509/sq. ft.  
 West Palm Beach: \$509/sq. ft.  
 Palm Beach: \$474/sq. ft.

## Inventory for Sale

Mezzano: 2%  
 West Palm Beach: 3%  
 Palm Beach: 3%



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

Mezzano	31 days
West Palm Beach	53 days
Palm Beach	57 days