

# Unit 202 - Oleander at Las Verdes

202 - 5250 Las Verdes Cir, Delray Beach, FL, Palm Beach 33484

## Unit Information

MLS Number: F10466356  
 Status: Active  
 Size: 930 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Guest Parking  
 View: Garden View  
 List Price: \$235,000  
 List PPSF: \$253  
 Valuated Price: \$213,000  
 Valuated PPSF: \$229

*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: 72  
 Number of active listings for rent: 0  
 Number of active listings for sale: 6  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

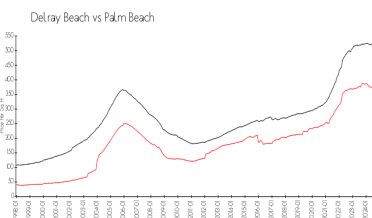
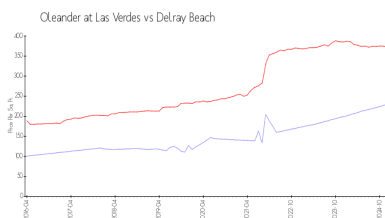
## Building Association Information

Las Verdes Property Owners Association  
 5121 Las Verdes Circle,  
 Delray Beach, FL 33484  
 Phone: (561)-498-8230,  
 Fax: (561)-498-7155  
 email: lasverdespoa@gmail.com

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
108	930 sq ft	Jun 2024	\$275,000	\$296
120	930 sq ft	May 2024	\$235,000	\$253
206	1,050 sq ft	Apr 2024	\$200,000	\$190

## Market Information



Oleander at Las Verdes:	\$230/sq. ft.	Delray Beach:	\$371/sq. ft.
Delray Beach:	\$371/sq. ft.	Palm Beach:	\$465/sq. ft.

## Inventory for Sale

Oleander at Las Verdes: 8%  
 Delray Beach: 3%  
 Palm Beach: 4%

## Avg. Time to Close Over Last 12 Months

Oleander at Las Verdes: 82 days



Delray Beach  
Palm Beach

59 days  
62 days