

# Unit 7320 Amberly Ln # 204 - Huntington Lakes IV

7320 Amberly Ln # 204 - 7341 Amberly Ln, Delray Beach, FL, Palm Beach 33446

## Unit Information

|                 |                 |
|-----------------|-----------------|
| MLS Number:     | RX-10853400     |
| Status:         | Active          |
| Size:           | 1,220 Sq ft.    |
| Bedrooms:       | 2               |
| Full Bathrooms: | 2               |
| Half Bathrooms: | 0               |
| Parking Spaces: | Assigned, Guest |
| View:           | Lake            |
| List Price:     | \$249,900       |
| List PPSF:      | \$205           |
| Valuated Price: | \$262,000       |
| Valuated PPSF:  | \$215           |

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:                         | 320 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 9   |
| Building inventory for sale:             | 2%  |
| Number of sales over the last 12 months: | 23  |
| Number of sales over the last 6 months:  | 12  |
| Number of sales over the last 3 months:  | 7   |

## Building Association Information

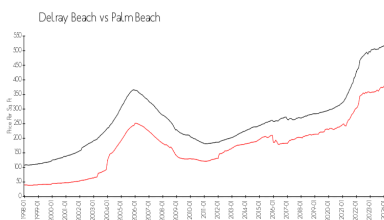
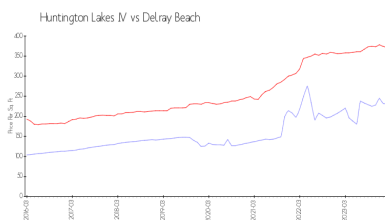
Huntington Lakes Inc  
 Address: 7355 Huntington Ln,  
 Delray Beach, FL 33446  
 Phone: +1 561-498-0228

<https://hlidelray.com/>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 301    | 1,080 sq ft | Apr 2024     | \$178,000  | \$165 |
| 305    | 1,220 sq ft | Apr 2024     | \$215,000  | \$176 |
| 307    | 1,080 sq ft | Mar 2024     | \$259,000  | \$240 |
| 102    | 1,220 sq ft | Mar 2024     | \$349,000  | \$286 |
| 207    | 1,220 sq ft | Mar 2024     | \$214,900  | \$176 |
| #210   | 1,220 sq ft | Mar 2024     | \$259,900  | \$213 |

## Market Information



Huntington Lakes IV: \$216/sq. ft.  
 Delray Beach: \$227/sq. ft.

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 Palm Beach: \$453/sq. ft.

## Inventory for Sale



|                     |    |
|---------------------|----|
| Huntington Lakes IV | 3% |
| Delray Beach        | 2% |
| Palm Beach          | 3% |

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

|                     |         |
|---------------------|---------|
| Huntington Lakes IV | 47 days |
| Delray Beach        | 53 days |
| Palm Beach          | 56 days |