# Unit 3-109 - Flagler Pointe

3-109 - 1805 N Flagler Drive, West Palm Beach, FL, Palm Beach 33407

*Built in 2003 - 400 units - 9 floors*

## Unit Information

| | |
|---|---|
| MLS Number: | RX-10863213 |
| Status: | Active |
| Size: | 658 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 0 |
| Parking Spaces: | |
| View: | |
| List Price: | $275,000 |
| List PPSF: | $418 |
| Valuated Price: | $175,000 |
| Valuated PPSF: | $266 |

*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: | 400 |
| Number of active listings for rent: | 27 |
| Number of active listings for sale: | 28 |
| Building inventory for sale: | 7% |
| Number of sales over the last 12 months: | 27 |
| Number of sales over the last 6 months: | 12 |
| Number of sales over the last 3 months: | 3 |

## Building Association Information

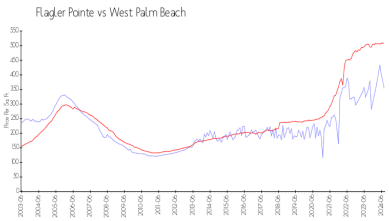
Flagler Pointe Condominium Association of
West Palm Beach, Inc
c/o Castle Management, LLC
1801 North Flagler Drive
West Palm Beach, FL 33407
Phone: (561) 822-9970
Concierge: (561) 833-7024

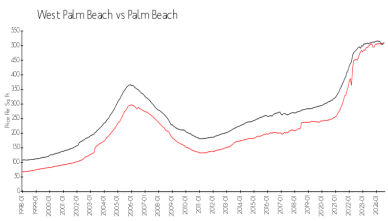
http://flaglerpointe.us/Management-Contacts~301897~20085.htm

## Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|---|---|---|---|---|
| 106 | 1,336 sq ft | Aug 2024 | $355,000 | $266 |
| 401 | 1,334 sq ft | Jun 2024 | $695,000 | $521 |
| 213 | 1,237 sq ft | Jun 2024 | $390,000 | $315 |
| 324 | 995 sq ft | May 2024 | $390,000 | $392 |
| 313 | 1,237 sq ft | May 2024 | $335,000 | $271 |

## Market Information




| | | | |
|---|---|---|---|
| Flagler Pointe: | $354/sq. ft. | West Palm Beach: | $509/sq. ft. |
| West Palm Beach: | $509/sq. ft. | Palm Beach: | $471/sq. ft. |

## Inventory for Sale

| | |
|---|---|
| Flagler Pointe | 7% |
| West Palm Beach | 4% |

| | |
|---|---|
| Palm Beach | 3% |

## Avg. Time to Close Over Last 12 Months

| | |
|---|---|
| Flagler Pointe | 65 days |
| West Palm Beach | 56 days |
| Palm Beach | 59 days |