

# Unit 1009 - Edge

1009 - 300 S Australian Av, West Palm Beach, FL, Palm Beach 33401

## Unit Information

MLS Number:	RX-10872528
Status:	Active Under Contract
Size:	757 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Assigned
View:	
List Price:	\$350,000
List PPSF:	\$462
Valuated Price:	\$318,000
Valuated PPSF:	\$420

*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:	307
Number of active listings for rent:	13
Number of active listings for sale:	8
Building inventory for sale:	2%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	4

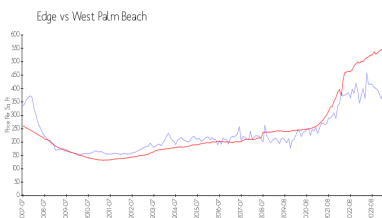
## Building Association Information

The Edge Condominium No One  
Association Inc  
(561) 655-1441

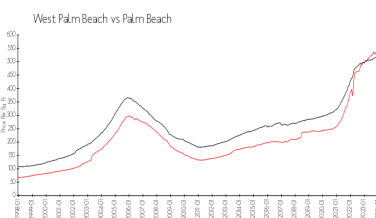
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
408	834 sq ft	Mar 2024	\$300,000	\$360
1018	1,405 sq ft	Jan 2024	\$450,000	\$320
715	834 sq ft	Jan 2024	\$310,000	\$372
308	774 sq ft	Nov 2023	\$280,000	\$362
801	779 sq ft	Sep 2023	\$295,000	\$379
507	1,401 sq ft	Sep 2023	\$460,000	\$328

## Market Information



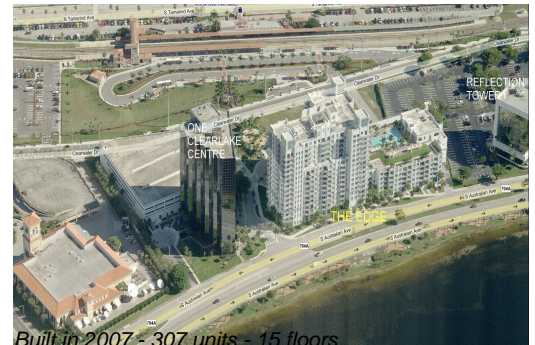
Edge: \$419/sq. ft.  
West Palm Beach: \$550/sq. ft.



West Palm Beach: \$550/sq. ft.  
Palm Beach: \$470/sq. ft.

## Inventory for Sale

Edge	3%
West Palm Beach	3%
Palm Beach	3%



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

Edge	62 days
West Palm Beach	51 days
Palm Beach	55 days