

## Unit S-306 - Meridian

S-306 - 335 SE 6 Av, Delray Beach, FL, Palm Beach 33483

### Unit Information

MLS Number:	RX-10925026
Status:	Pending
Size:	1,843 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2+ Spaces,Assigned,Covered
View:	City,Intracoastal
List Price:	\$1,550,000
List PPSF:	\$841
Valuated Price:	\$1,176,000
Valuated PPSF:	\$638

*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:	59
Number of active listings for rent:	2
Number of active listings for sale:	2
Building inventory for sale:	3%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

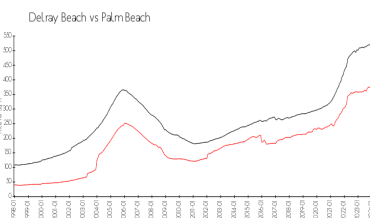
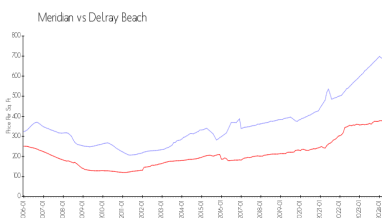
### Building Association Information

Meridian Delray Condominium Association, Inc  
3082 S Jog Road, Greenacres, FL33467  
(561) 278-4666

### Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
212	924 sq ft	Apr 2024	\$610,000	\$660
306	1,843 sq ft	Apr 2024	\$1,275,000	\$692
203	953 sq ft	Jan 2024	\$675,000	\$708
203	953 sq ft	Jun 2023	\$625,000	\$656

### Market Information

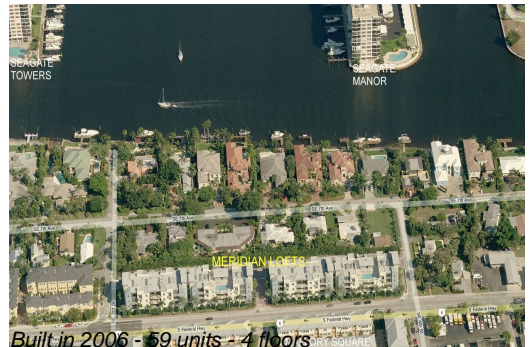


Meridian:	\$622/sq. ft.	Delray Beach:	\$371/sq. ft.
Delray Beach:	\$371/sq. ft.	Palm Beach:	\$476/sq. ft.

### Inventory for Sale

Meridian	3%
Delray Beach	2%
Palm Beach	3%

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



Meridian	82 days
Delray Beach	54 days
Palm Beach	57 days