

# Unit 71 - Mallory Square

71 - 305-383 E Mallory Cir, Delray Beach, FL, Palm Beach 33483

## Unit Information

|                 |                   |
|-----------------|-------------------|
| MLS Number:     | RX-10934115       |
| Status:         | Temp Off Market   |
| Size:           | 2,486 Sq ft.      |
| Bedrooms:       | 3                 |
| Full Bathrooms: | 3                 |
| Half Bathrooms: | 1                 |
| Parking Spaces: | Garage - Attached |
| View:           | Garden            |
| List Price:     | \$1,150,000       |
| List PPSF:      | \$463             |
| Valuated Price: | \$1,092,000       |
| Valuated PPSF:  | \$539             |

*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:                         | 84 |
| Number of active listings for rent:      | 5  |
| Number of active listings for sale:      | 1  |
| Building inventory for sale:             | 1% |
| Number of sales over the last 12 months: | 3  |
| Number of sales over the last 6 months:  | 1  |
| Number of sales over the last 3 months:  | 0  |

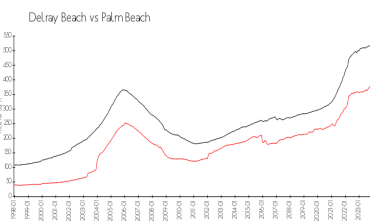
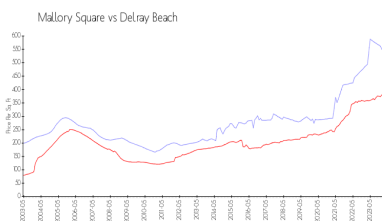
## Building Association Information

Mallory Square Homeowners' Association  
2328 S Congress Ave  
Ste 1-C  
West Palm Beach, FL 33406

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
|        | 2,510 sq ft | Dec 2023     | \$1,075,000 | \$428 |
|        | 2,486 sq ft | Sep 2023     | \$1,160,000 | \$467 |
|        | 2,297 sq ft | Aug 2023     | \$1,125,000 | \$490 |

## Market Information

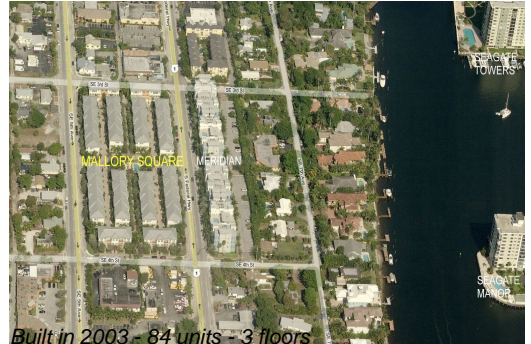


|                 |               |               |               |
|-----------------|---------------|---------------|---------------|
| Mallory Square: | \$519/sq. ft. | Delray Beach: | \$371/sq. ft. |
| Delray Beach:   | \$371/sq. ft. | Palm Beach:   | \$475/sq. ft. |

## Inventory for Sale

|                |    |
|----------------|----|
| Mallory Square | 1% |
| Delray Beach   | 3% |
| Palm Beach     | 3% |

## Avg. Time to Close Over Last 12 Months



Mallory Square  
Delray Beach  
Palm Beach

29 days  
54 days  
56 days