

# Unit 106 - Edge

106 - 300 S Australian Av, West Palm Beach, FL, Palm Beach 33401

## Unit Information

MLS Number: RX-10946711  
 Status: Active  
 Size: 1,164 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned  
 View: Lake  
 List Price: \$475,000  
 List PPSF: \$408  
 Valuated Price: \$389,000  
 Valuated PPSF: \$334

*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: 9  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 15  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

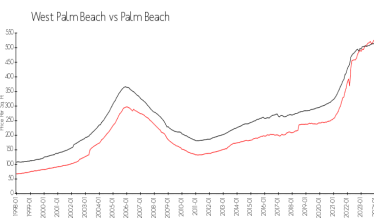
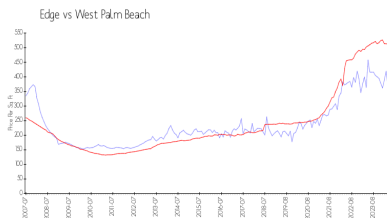
## Building Association Information

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

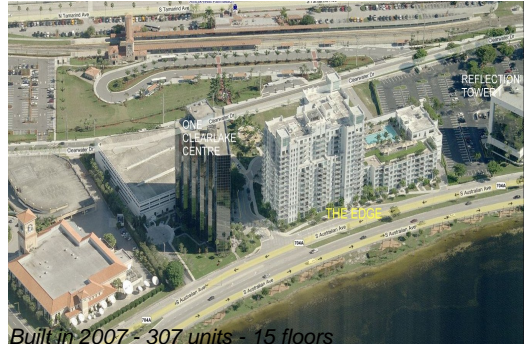


Edge: \$364/sq. ft.  
 West Palm Beach: \$512/sq. ft.

West Palm Beach: \$512/sq. ft.  
 Palm Beach: \$467/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	56 days