

Unit 22 Abbey Ln # 101 - Abbey Village at Oriole

22 Abbey Ln # 101 - 7 Willowbrook Ln, Delray Beach, FL, Palm Beach 33446

Unit Information

| | |
|-----------------|-----------------|
| MLS Number: | RX-10948342 |
| Status: | Active |
| Size: | 925 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | Assigned, Guest |
| View: | Garden |
| List Price: | \$232,500 |
| List PPSF: | \$251 |
| Valuated Price: | \$120,000 |
| Valuated PPSF: | \$130 |

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

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|--|-----|
| Number of units: | 528 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 26 |
| Building inventory for sale: | 4% |
| Number of sales over the last 12 months: | 37 |
| Number of sales over the last 6 months: | 17 |
| Number of sales over the last 3 months: | 8 |

Building Association Information

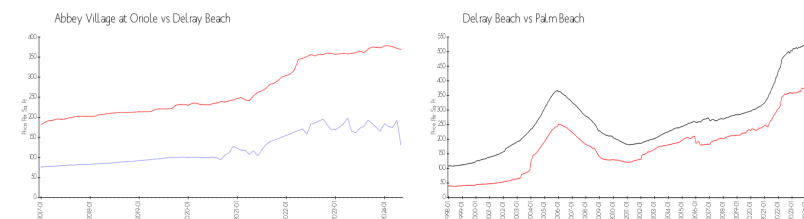
Abbey Village
Condominium Association, Inc
Address: 6294 Abbey Ln,
Delray Beach, FL 33446
Phone: +1 561-499-1438

<https://www.akamfl.com/abbeyvillage/home.asp>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 207 | 1,005 sq ft | Jun 2024 | \$160,000 | \$159 |
| 203 | 1,005 sq ft | Jun 2024 | \$230,000 | \$229 |
| 305 | 1,006 sq ft | Apr 2024 | \$160,000 | \$159 |
| 102 | 1,005 sq ft | Apr 2024 | \$172,000 | \$171 |
| 103 | 1,006 sq ft | Apr 2024 | \$220,000 | \$219 |
| 104 | 894 sq ft | Apr 2024 | \$195,000 | \$218 |

Market Information



Abbey Village at Oriole: \$131/sq. ft.
Delray Beach: \$369/sq. ft.

Delray Beach: \$369/sq. ft.
Palm Beach: \$474/sq. ft.



Inventory for Sale

| | |
|-------------------------|----|
| Abbey Village at Oriole | 5% |
| Delray Beach | 2% |
| Palm Beach | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|-------------------------|---------|
| Abbey Village at Oriole | 61 days |
| Delray Beach | 55 days |
| Palm Beach | 57 days |