

Unit 12830 Briarlake Dr # E-103 - Briarwood

12830 Briarlake Dr # E-103 - 12790-12962 Briarlake Dr, West Palm Beach, FL, Palm Beach 33418

Unit Information

| | |
|-----------------|-------------------------------------|
| MLS Number: | RX-10950050 |
| Status: | Active |
| Size: | 1,000 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | Assigned,Guest,Vehicle Restrictions |
| View: | Golf,Lake |
| List Price: | \$259,999 |
| List PPSF: | \$260 |
| Valuated Price: | \$253,000 |
| Valuated PPSF: | \$253 |

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: | 112 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 7 |
| Building inventory for sale: | 6% |
| Number of sales over the last 12 months: | 7 |
| Number of sales over the last 6 months: | 3 |
| Number of sales over the last 3 months: | 3 |

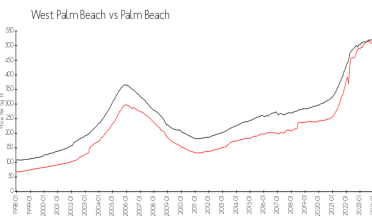
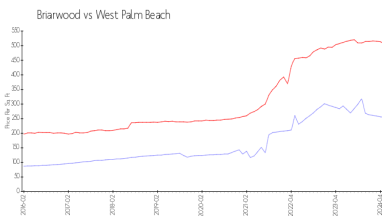
Building Association Information

Briarwood Condominium Association
 Address: 12929 Briarlake Dr,
 West Palm Beach, FL 33418
 Phone: +1 561-775-2002

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|-------------|-------------|--------------|------------|-------|
| 101, Bldg B | 1,300 sq ft | May 2024 | \$352,000 | \$271 |
| 202 | 1,000 sq ft | May 2024 | \$237,500 | \$238 |
| 105 | 1,462 sq ft | Apr 2024 | \$290,000 | \$198 |
| 201 | 1,300 sq ft | Dec 2023 | \$350,000 | \$269 |
| 202 | 1,300 sq ft | Sep 2023 | \$310,000 | \$238 |

Market Information



| | | | |
|------------------|---------------|------------------|---------------|
| Briarwood: | \$255/sq. ft. | West Palm Beach: | \$509/sq. ft. |
| West Palm Beach: | \$509/sq. ft. | Palm Beach: | \$474/sq. ft. |

Inventory for Sale

| | |
|-----------------|----|
| Briarwood | 6% |
| West Palm Beach | 3% |
| Palm Beach | 3% |



Built in 1982/1989 - 112 units - 2 floors

Avg. Time to Close Over Last 12 Months

| | |
|-----------------|---------|
| Briarwood | 55 days |
| West Palm Beach | 53 days |
| Palm Beach | 57 days |