

Unit 320 - Hamlet at Poinciana

320 - 6698 10 Ave N, Lake Worth, FL, Palm Beach 33467

Unit Information

| | |
|-----------------|-----------------|
| MLS Number: | RX-10956680 |
| Status: | Active |
| Size: | 1,564 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | Assigned, Guest |
| View: | Garden, Pond |
| List Price: | \$275,000 |
| List PPSF: | \$176 |
| Valuated Price: | \$246,000 |
| Valuated PPSF: | \$157 |

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: | 104 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 5 |
| Building inventory for sale: | 4% |
| 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: | 1 |

Building Association Information

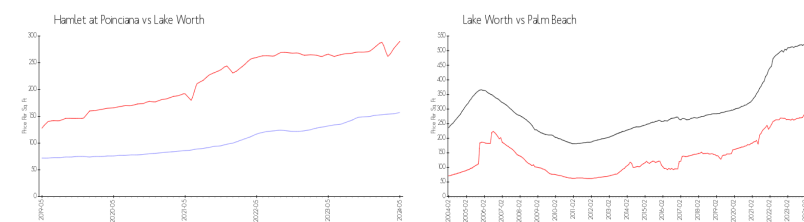
HAMLET AT POINCIANA
CONDOMINIUM ASSOCIATION, INC.
Location 6698 10th Avenue N,
Lake Worth, FL
Phone - 561-641-1016
Fax - 561-641-9118

<https://www.cmcmanagement.biz/hamlet-at-poinciana-condo.html>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 112 | 1,444 sq ft | Apr 2024 | \$195,000 | \$135 |
| 120 | 1,564 sq ft | Sep 2023 | \$275,500 | \$176 |
| 323 | 1,444 sq ft | Jul 2023 | \$169,990 | \$118 |

Market Information

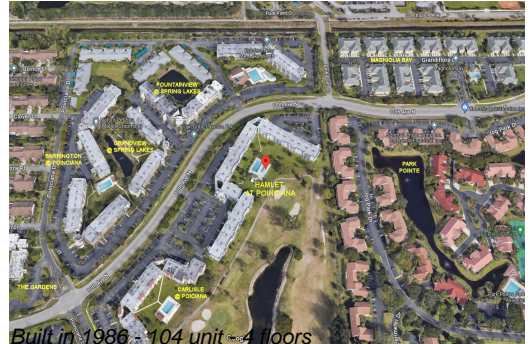


Hamlet at Poinciana: \$157/sq. ft.
Lake Worth: \$290/sq. ft.

Lake Worth: \$290/sq. ft.
Palm Beach: \$474/sq. ft.

Inventory for Sale

| | |
|---------------------|----|
| Hamlet at Poinciana | 5% |
| Lake Worth | 3% |



| | |
|------------|----|
| Palm Beach | 3% |
|------------|----|

Avg. Time to Close Over Last 12 Months

| | |
|---------------------|---------|
| Hamlet at Poinciana | n/a |
| Lake Worth | 46 days |
| Palm Beach | 57 days |