

Unit 1101 Cactus Ter # 204 - Pines of Delray

1101 Cactus Ter # 204 - 2380-2530 Black Olive Blvd, Delray Beach, FL, Palm Beach 33445

Unit Information

MLS Number:	RX-10958860
Status:	Expired
Size:	1,317 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned
View:	Garden
List Price:	\$130,000
List PPSF:	\$99
Valuated Price:	\$157,000
Valuated PPSF:	\$135

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:	684
Number of active listings for rent:	0
Number of active listings for sale:	32
Building inventory for sale:	4%
Number of sales over the last 12 months:	20
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	4

Building Association Information

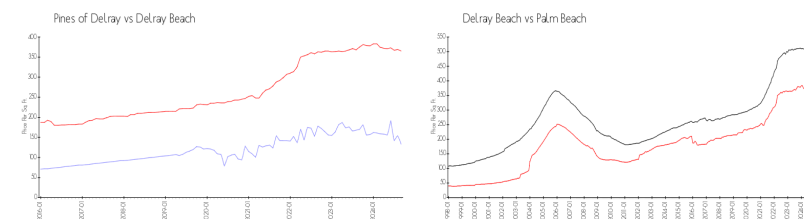
The Pines of Delray Association Inc
2451 Black Olive Boulevard
Delray Beach, FL 33445
(561) 276-3539

<https://www.thepinesofdelray.com/Page/29>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
103	1,327 sq ft	Oct 2024	\$214,000	\$161
201	1,167 sq ft	Oct 2024	\$167,000	\$143
203	1,167 sq ft	Oct 2024	\$152,000	\$130
103	1,167 sq ft	Sep 2024	\$155,000	\$133
102	1,167 sq ft	Jul 2024	\$165,000	\$141

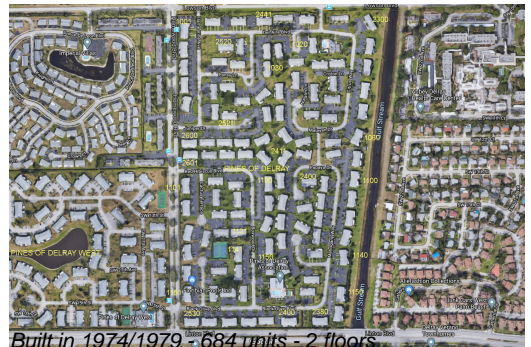
Market Information



Pines of Delray:	\$133/sq. ft.	Delray Beach:	\$365/sq. ft.
Delray Beach:	\$365/sq. ft.	Palm Beach:	\$467/sq. ft.

Inventory for Sale

Pines of Delray	5%
Delray Beach	3%
Palm Beach	3%



Avg. Time to Close Over Last 12 Months

Pines of Delray	38 days
Delray Beach	55 days
Palm Beach	60 days