

# Unit 301 - Hamlet at Poinciana

301 - 6698 10 Ave N, Lake Worth, FL, Palm Beach 33467

## Unit Information

MLS Number:	RX-10962846
Status:	Active
Size:	1,564 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Guest, Vehicle Restrictions
View:	Golf, Pool
List Price:	\$299,000
List PPSF:	\$191
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

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

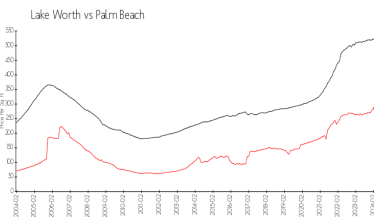
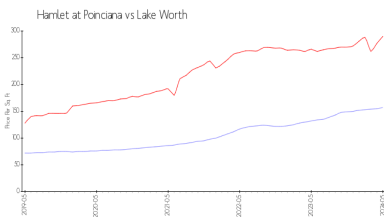
HAMLET AT POINCIANA  
 CONDOMINIUM ASSOCIATION, INC.  
 Location 6698 10th Avenue N,  
 Lake Worth, FL  
 Phone - 561-641-1016  
 Fax - 561-641-9118

<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	4%



Palm Beach

3%

**Avg. Time to Close Over Last 12 Months**

Hamlet at Poinciana

n/a

Lake Worth

46 days

Palm Beach

57 days