

# Unit 308 - La Fontana

308 - 2800 N Flagler dr, West Palm Beach, FL, Palm Beach 33407

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | RX-10963898  |
| Status:         | Active       |
| Size:           | 679 Sq ft.   |
| Bedrooms:       | 0            |
| Full Bathrooms: | 1            |
| Half Bathrooms: | 0            |
| Parking Spaces: | Open         |
| View:           | Intracoastal |
| List Price:     | \$197,500    |
| List PPSF:      | \$291        |
| Valuated Price: | \$239,000    |
| Valuated PPSF:  | \$369        |

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:                         | 138 |
| Number of active listings for rent:      | 7   |
| Number of active listings for sale:      | 9   |
| Building inventory for sale:             | 6%  |
| Number of sales over the last 12 months: | 5   |
| Number of sales over the last 6 months:  | 3   |
| Number of sales over the last 3 months:  | 2   |

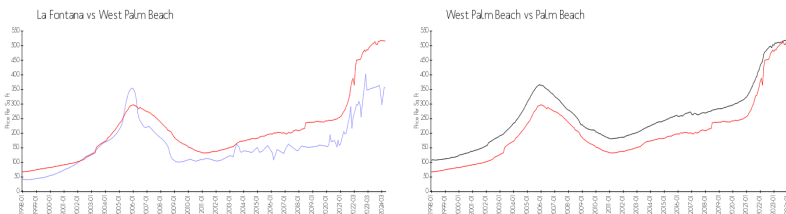
## Building Association Information

La Fontana Co-Op Apartments  
 2800 N Flagler Dr, West Palm Beach,  
 FL 33407  
 (561) 833-0834

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 711    | 1,289 sq ft | Jun 2024     | \$435,000  | \$337 |
| 606    | 1,243 sq ft | May 2024     | \$500,000  | \$402 |
| 612    | 804 sq ft   | Mar 2024     | \$185,000  | \$230 |
| 413    | 679 sq ft   | Jan 2024     | \$183,888  | \$271 |
| 414    | 820 sq ft   | Dec 2023     | \$200,000  | \$244 |

## Market Information



|                  |               |                  |               |
|------------------|---------------|------------------|---------------|
| La Fontana:      | \$358/sq. ft. | West Palm Beach: | \$516/sq. ft. |
| West Palm Beach: | \$516/sq. ft. | Palm Beach:      | \$474/sq. ft. |

## Inventory for Sale

|                 |    |
|-----------------|----|
| La Fontana      | 7% |
| West Palm Beach | 3% |
| Palm Beach      | 3% |



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

|                 |          |
|-----------------|----------|
| La Fontana      | 100 days |
| West Palm Beach | 54 days  |
| Palm Beach      | 58 days  |