

# Unit 6962 Briarlake Cir # J-102 - Briarwood

6962 Briarlake Cir # J-102 - 12790-12962 Briarlake Dr, West Palm Beach, FL, Palm Beach 33418

## Unit Information

MLS Number: RX-10967503  
 Status: Active  
 Size: 1,000 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Guest  
 View: Lake  
 List Price: \$305,000  
 List PPSF: \$305  
 Valuated Price: \$248,000  
 Valuated PPSF: \$248

*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: 112  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

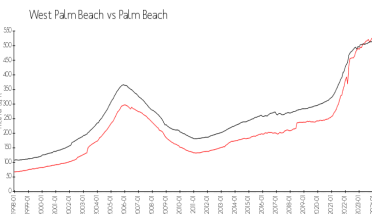
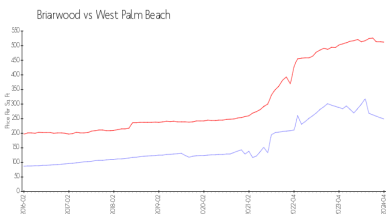
## Building Association Information

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
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
201	1,300 sq ft	Aug 2023	\$370,000	\$285
102	1,300 sq ft	Aug 2023	\$333,333	\$256

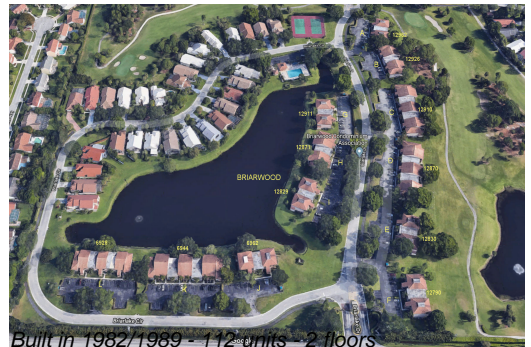
## Market Information



Briarwood: \$249/sq. ft.  
 West Palm Beach: \$512/sq. ft.  
 West Palm Beach: \$512/sq. ft.  
 Palm Beach: \$467/sq. ft.

## Inventory for Sale

Briarwood 4%  
 West Palm Beach 3%  
 Palm Beach 3%



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

Briarwood	42 days
West Palm Beach	51 days
Palm Beach	56 days