

# Unit 3125 Grandiflora Dr # 12106 - Magnolia Bay

3125 Grandiflora Dr # 12106 - 3010-3137 Grandiflora Dr, Green Acres, FL, Palm Beach 33467

## Unit Information

MLS Number: RX-10968626  
 Status: Active  
 Size: 1,316 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Driveway, Garage - Attached  
 View:  
 List Price: \$320,000  
 List PPSF: \$243  
 Valuated Price: \$234,000  
 Valuated PPSF: \$193

*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: 5  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 0

## Building Association Information

Magnolia Bay Condominium Association, Inc  
 2950 South Jog Road  
 Greenacres, FL 33467  
 (561) 641-1016

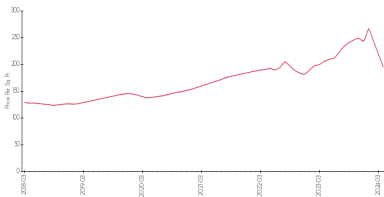
<https://www.cmcmanagement.biz/magnolia-bay.html>

## Recent Sales

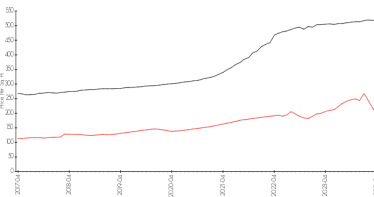
Unit #	Size	Closing Date	Sale Price	PPSF
	1,316 sq ft	Jan 2024	\$325,000	\$247
	1,036 sq ft	Jan 2024	\$275,000	\$265
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	1,777 sq ft	Dec 2023	\$333,000	\$187
3202	1,036 sq ft	Dec 2023	\$265,000	\$256

## Market Information

Magnolia Bay vs Green Acres



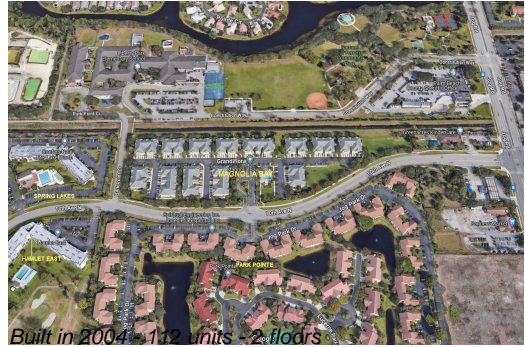
Green Acres vs Palm Beach



Magnolia Bay: \$195/sq. ft.  
 Green Acres: \$195/sq. ft.

Green Acres: \$195/sq. ft.  
 Palm Beach: \$467/sq. ft.

## Inventory for Sale



Magnolia Bay	4%
Green Acres	4%
Palm Beach	3%

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

Magnolia Bay	25 days
Green Acres	25 days
Palm Beach	56 days