

Unit 3102 Grandiflora Dr # 10103 - Magnolia Bay

3102 Grandiflora Dr # 10103 - 3010-3137 Grandiflora Dr, Green Acres, FL, Palm Beach 33467

Unit Information

MLS Number: RX-10969285
 Status: Active
 Size: 1,954 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: Garage - Attached
 View: Garden
 List Price: \$399,999
 List PPSF: \$205
 Valuated Price: \$379,000
 Valuated PPSF: \$194

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

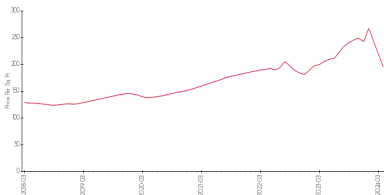
<https://www.cmcmanagement.biz/magnolia-bay.html>

Recent Sales

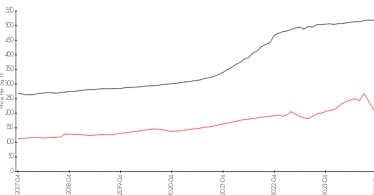
Unit #	Size	Closing Date	Sale Price	PPSF
	1,316 sq ft	Jan 2024	\$325,000	\$247
	1,036 sq ft	Jan 2024	\$275,000	\$265
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	1,777 sq ft	Dec 2023	\$333,000	\$187
3202	1,036 sq ft	Dec 2023	\$265,000	\$256

Market Information

Magnolia Bay vs Green Acres



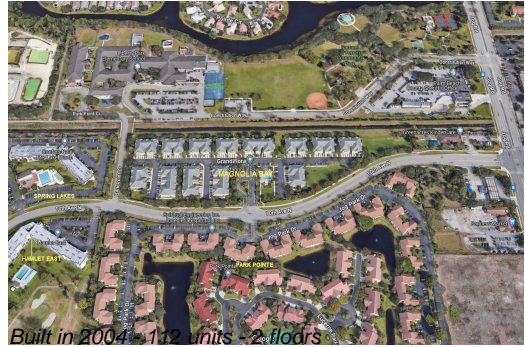
Green Acres vs Palm Beach



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