

# Unit 12870 Briarlake Dr # D-204 - Briarwood

12870 Briarlake Dr # D-204 - 12790-12962 Briarlake Dr, West Palm Beach, FL, Palm Beach 33418

## Unit Information

MLS Number:	RX-10977293
Status:	Active
Size:	1,300 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	
View:	Golf,Lake
List Price:	\$339,000
List PPSF:	\$261
Valuated Price:	\$325,000
Valuated PPSF:	\$250

*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:	6
Building inventory for sale:	5%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

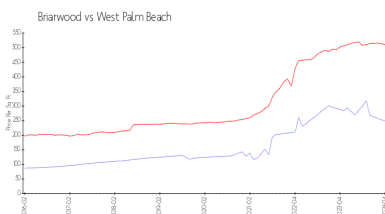
## Building Association Information

Briarwood Condominium Association  
Address: 12929 Briarlake Dr,  
West Palm Beach, FL 33418  
Phone: +1 561-775-2002

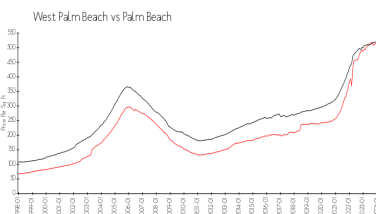
## Recent Sales

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



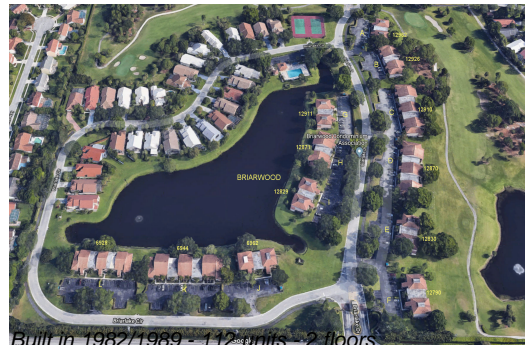
Briarwood: \$249/sq. ft.  
West Palm Beach: \$511/sq. ft.



West Palm Beach: \$511/sq. ft.  
Palm Beach: \$475/sq. ft.

## Inventory for Sale

Briarwood	5%
West Palm Beach	4%
Palm Beach	3%



Built in 1982/1989 - 112 units - 2 floors

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

Briarwood	42 days
West Palm Beach	52 days
Palm Beach	56 days