

# Unit 12911 Briarlake Dr # G-203 - Briarwood

12911 Briarlake Dr # G-203 - 12790-12962 Briarlake Dr, West Palm Beach, FL, Palm Beach 33418

## Unit Information

MLS Number:	RX-10982981
Status:	Active
Size:	1,000 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned
View:	Lake
List Price:	\$284,980
List PPSF:	\$285
Valuated Price:	\$268,000
Valuated PPSF:	\$268

*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:	7
Building inventory for sale:	6%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

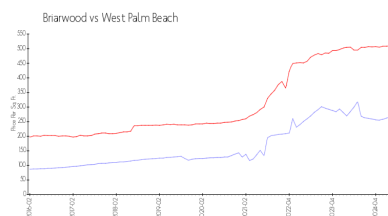
## Building Association Information

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

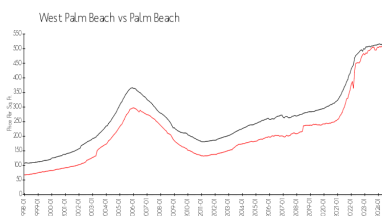
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
103	1,000 sq ft	Sep 2024	\$230,000	\$230
204	1,300 sq ft	Aug 2024	\$270,000	\$208
101, Bldg B	1,300 sq ft	May 2024	\$352,000	\$271
202	1,000 sq ft	May 2024	\$237,500	\$238
105	1,462 sq ft	Apr 2024	\$290,000	\$198

## Market Information



Briarwood: \$266/sq. ft.  
West Palm Beach: \$509/sq. ft.



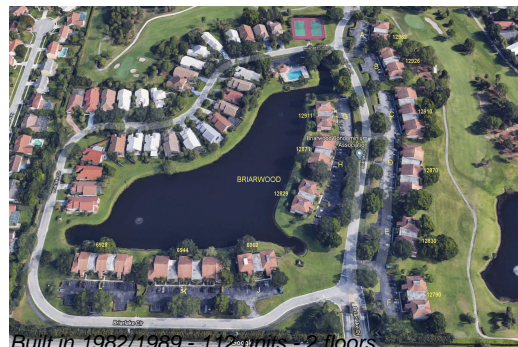
West Palm Beach: \$509/sq. ft.  
Palm Beach: \$471/sq. ft.

## Inventory for Sale

Briarwood	6%
West Palm Beach	4%
Palm Beach	3%

## Avg. Time to Close Over Last 12 Months

Briarwood	55 days
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West Palm Beach  
Palm Beach

56 days  
58 days