

Unit N-304 - Meridian

N-304 - 335 SE 6 Av, Delray Beach, FL, Palm Beach 33483

Unit Information

| | |
|-----------------|--------------------------|
| MLS Number: | RX-10984151 |
| Status: | Active |
| Size: | 953 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 0 |
| Parking Spaces: | Assigned, Under Building |
| View: | Other |
| List Price: | \$684,900 |
| List PPSF: | \$719 |
| Valuated Price: | \$608,000 |
| Valuated PPSF: | \$638 |

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: | 59 |
| Number of active listings for rent: | 2 |
| Number of active listings for sale: | 3 |
| Building inventory for sale: | 5% |
| Number of sales over the last 12 months: | 5 |
| Number of sales over the last 6 months: | 3 |
| Number of sales over the last 3 months: | 1 |

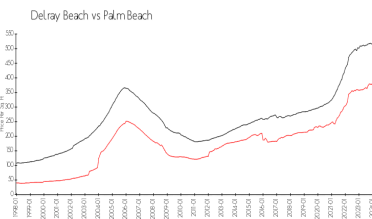
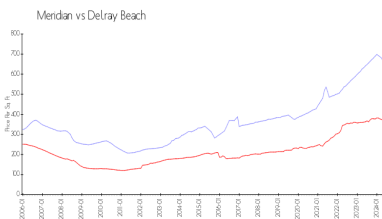
Building Association Information

Meridian Delray Condominium Association, Inc
 3082 S Jog Road, Greenacres, FL33467
 (561) 278-4666

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| 306 | 1,843 sq ft | Jun 2024 | \$1,418,000 | \$769 |
| 212 | 924 sq ft | Apr 2024 | \$610,000 | \$660 |
| 306 | 1,843 sq ft | Apr 2024 | \$1,275,000 | \$692 |
| 203 | 953 sq ft | Jan 2024 | \$675,000 | \$708 |

Market Information

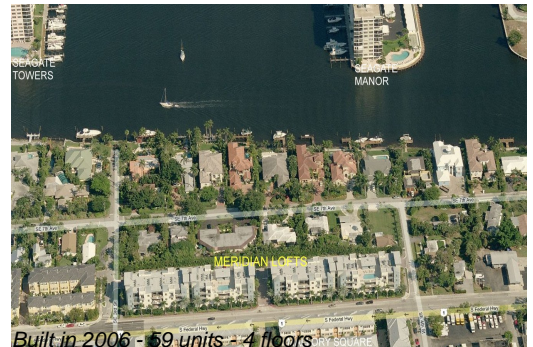


| | | | |
|---------------|---------------|---------------|---------------|
| Meridian: | \$626/sq. ft. | Delray Beach: | \$372/sq. ft. |
| Delray Beach: | \$372/sq. ft. | Palm Beach: | \$474/sq. ft. |

Inventory for Sale

| | |
|--------------|----|
| Meridian | 5% |
| Delray Beach | 2% |
| Palm Beach | 3% |

Avg. Time to Close Over Last 12 Months



Meridian
Delray Beach
Palm Beach

88 days
56 days
58 days