

Unit 3044 Grandiflora Dr # 4201 - Magnolia Bay

3044 Grandiflora Dr # 4201 - 3010-3137 Grandiflora Dr, Green Acres, FL, Palm Beach 33467

Unit Information

MLS Number:	RX-10984893
Status:	Cancelled
Size:	1,417 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Garage - Attached
View:	
List Price:	\$335,000
List PPSF:	\$236
Valuated Price:	\$315,000
Valuated PPSF:	\$222

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:	8
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	3

Building Association Information

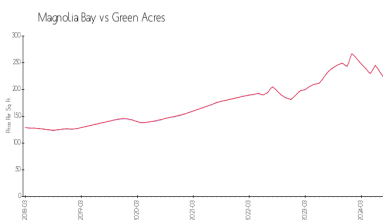
Magnolia Bay Condominium Association, Inc
2950 South Jog Road
Greenacres, FL 33467
(561) 641-1016

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

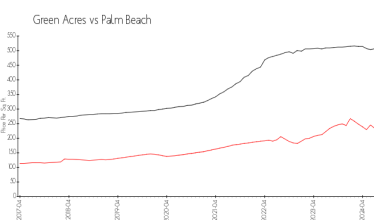
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,777 sq ft	Sep 2024	\$320,000	\$180
	1,777 sq ft	Jul 2024	\$330,000	\$186
	1,316 sq ft	Jun 2024	\$295,000	\$224
	1,316 sq ft	Jan 2024	\$325,000	\$247
	1,036 sq ft	Jan 2024	\$275,000	\$265
	1,036 sq ft	Jan 2024	\$275,000	\$265

Market Information



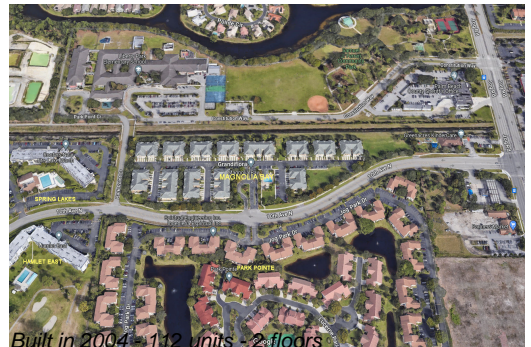
Magnolia Bay: \$221/sq. ft.
Green Acres: \$221/sq. ft.



Green Acres: \$221/sq. ft.
Palm Beach: \$471/sq. ft.

Inventory for Sale

Magnolia Bay 4%



Green Acres	4%
Palm Beach	3%

Avg. Time to Close Over Last 12 Months

Magnolia Bay	52 days
Green Acres	52 days
Palm Beach	58 days