

Unit 1408 - Edge

1408 - 300 S Australian Av, West Palm Beach, FL, Palm Beach 33401

Unit Information

MLS Number:	RX-10985213
Status:	Active
Size:	1,235 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned,Garage - Building,Guest
View:	City,Lake
List Price:	\$615,000
List PPSF:	\$498
Valuated Price:	\$362,000
Valuated PPSF:	\$358

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:	307
Number of active listings for rent:	13
Number of active listings for sale:	6
Building inventory for sale:	1%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

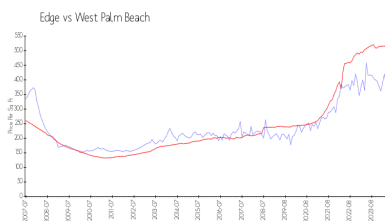
Building Association Information

The Edge Condominium No One
Association Inc
(561) 655-1441

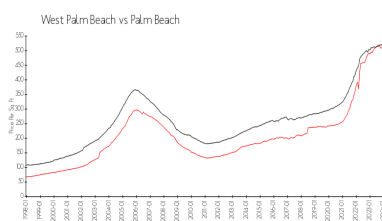
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1104	1,143 sq ft	May 2024	\$398,000	\$348
408	834 sq ft	Mar 2024	\$300,000	\$360
1018	1,405 sq ft	Jan 2024	\$450,000	\$320
715	834 sq ft	Jan 2024	\$310,000	\$372
308	774 sq ft	Nov 2023	\$280,000	\$362

Market Information



Edge: \$343/sq. ft.
West Palm Beach: \$509/sq. ft.

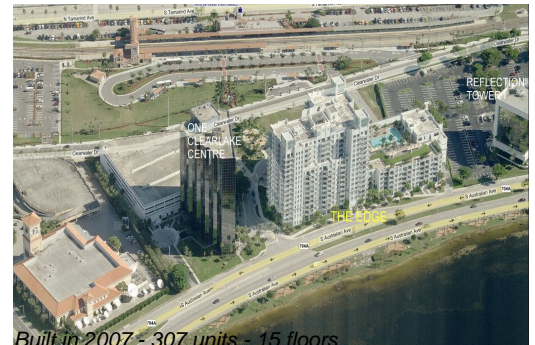


West Palm Beach: \$509/sq. ft.
Palm Beach: \$474/sq. ft.

Inventory for Sale

Edge	2%
West Palm Beach	3%
Palm Beach	3%

Avg. Time to Close Over Last 12 Months



Built in 2007 - 307 units - 15 floors

Edge
West Palm Beach
Palm Beach

72 days
53 days
57 days