

# Unit 100 Paradise Harbour Blvd # 306 - Paradise Harbour 100&105

100 Paradise Harbour Blvd # 306 - 100 Paradise Harbour Blvd, North Palm Beach, FL, Palm Beach 33408

## Unit Information

MLS Number: RX-10989377  
 Status: Active  
 Size: 1,079 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces:  
 View:  
 List Price: \$450,000  
 List PPSF: \$417  
 Valuated Price: \$455,000  
 Valuated PPSF: \$422

*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: 120  
 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: 9  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 2

## Building Association Information

Paradise Villas Condo Association  
 Address: 108 Paradise Harbour Blvd #108, North Palm Beach, FL 33408,  
 Phone: +1 561-507-5528

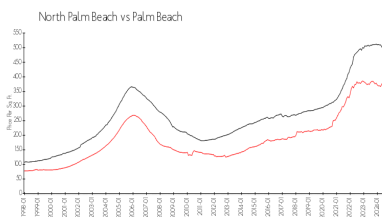
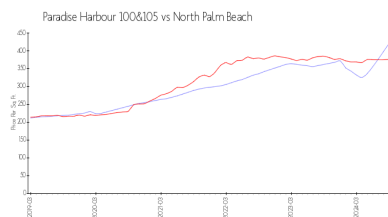
Management Company: JMD Properties, Inc.  
 904 Southeast 5th Avenue,  
 Delray Beach, Florida 33483  
 Phone: (561) 265-3272

<https://paradise100.com/home>

## Recent Sales

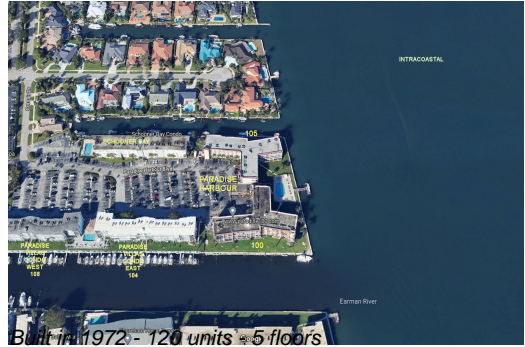
Unit #	Size	Closing Date	Sale Price	PPSF
406	1,498 sq ft	Nov 2024	\$285,000	\$190
202	1,079 sq ft	Sep 2024	\$450,000	\$417
104	1,200 sq ft	Jun 2024	\$400,000	\$333
112	1,204 sq ft	Jun 2024	\$484,000	\$402
102	1,150 sq ft	Apr 2024	\$247,000	\$215

## Market Information



Paradise Harbour 100&105: \$421/sq. ft.  
 North Palm Beach: \$376/sq. ft.

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 Palm Beach: \$466/sq. ft.



### **Inventory for Sale**

Paradise Harbour 100&105	5%
North Palm Beach	5%
Palm Beach	4%

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

Paradise Harbour 100&105	48 days
North Palm Beach	68 days
Palm Beach	60 days