

Unit 1020 Citrus Way # 104 - Pines of Delray

1020 Citrus Way # 104 - 2380-2530 Black Olive Blvd, Delray Beach, FL, Palm Beach 33445

Unit Information

| | |
|-----------------|--------------|
| MLS Number: | RX-10990094 |
| Status: | Active |
| Size: | 1,167 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | Assigned |
| View: | Canal |
| List Price: | \$210,000 |
| List PPSF: | \$180 |
| Valuated Price: | \$161,000 |
| Valuated PPSF: | \$138 |

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: | 684 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 28 |
| Building inventory for sale: | 4% |
| Number of sales over the last 12 months: | 19 |
| Number of sales over the last 6 months: | 8 |
| Number of sales over the last 3 months: | 4 |

Building Association Information

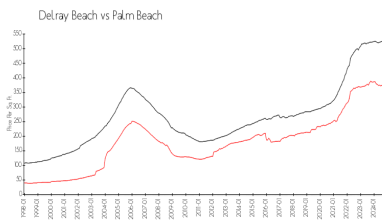
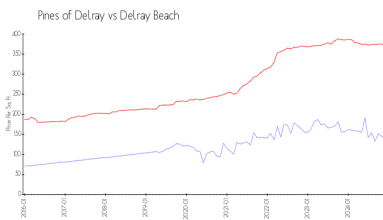
The Pines of Delray Association Inc
 2451 Black Olive Boulevard
 Delray Beach, FL 33445
 (561) 276-3539

<https://www.thepinesofdelray.com/Page/29>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 102 | 1,167 sq ft | Dec 2024 | \$240,000 | \$206 |
| 103 | 1,167 sq ft | Dec 2024 | \$167,500 | \$144 |
| 204 | 1,167 sq ft | Dec 2024 | \$105,000 | \$90 |
| 202 | 1,167 sq ft | Dec 2024 | \$135,000 | \$116 |
| 103 | 1,327 sq ft | Oct 2024 | \$214,000 | \$161 |
| 201 | 1,167 sq ft | Oct 2024 | \$167,000 | \$143 |
| 203 | 1,167 sq ft | Oct 2024 | \$152,000 | \$130 |

Market Information



| | | | |
|------------------|---------------|---------------|---------------|
| Pines of Delray: | \$139/sq. ft. | Delray Beach: | \$371/sq. ft. |
| Delray Beach: | \$371/sq. ft. | Palm Beach: | \$465/sq. ft. |

Inventory for Sale

| | |
|-----------------|----|
| Pines of Delray | 4% |
| Delray Beach | 3% |



Palm Beach 4%

Avg. Time to Close Over Last 12 Months

| | |
|-----------------|---------|
| Pines of Delray | 56 days |
| Delray Beach | 59 days |
| Palm Beach | 62 days |