

Unit 121 - Coconut Palm at Las Verdes

121 - 5280 Las Verdes Cir, Delray Beach, FL, Palm Beach 33484

Unit Information

| | |
|-----------------|---------------------------------------|
| MLS Number: | RX-10992378 |
| Status: | Active |
| Size: | 740 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 1 |
| Parking Spaces: | Assigned, Guest, Vehicle Restrictions |
| View: | Garden |
| List Price: | \$193,000 |
| List PPSF: | \$261 |
| Valuated Price: | \$183,000 |
| Valuated PPSF: | \$269 |

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: | 72 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 1 |
| Building inventory for sale: | 1% |
| Number of sales over the last 12 months: | 3 |
| Number of sales over the last 6 months: | 0 |
| Number of sales over the last 3 months: | 0 |

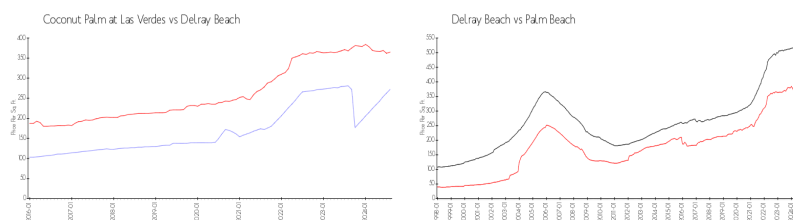
Building Association Information

Coconut Palm Condominium Association
Address: 5280 Las Verdes Cir # 350, Delray Beach, FL 33484
Phone: +1 561-495-9966

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 205 | 930 sq ft | Feb 2024 | \$198,500 | \$213 |
| 307 | 1,090 sq ft | Jan 2024 | \$230,000 | \$211 |
| 306 | 1,050 sq ft | Oct 2023 | \$187,500 | \$179 |

Market Information



| | | | |
|-----------------------------|---------------|---------------|---------------|
| Coconut Palm at Las Verdes: | \$272/sq. ft. | Delray Beach: | \$365/sq. ft. |
| Delray Beach: | \$365/sq. ft. | Palm Beach: | \$471/sq. ft. |

Inventory for Sale

| | |
|----------------------------|----|
| Coconut Palm at Las Verdes | 1% |
| Delray Beach | 2% |
| Palm Beach | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|----------------------------|---------|
| Coconut Palm at Las Verdes | 51 days |
| Delray Beach | 53 days |
| Palm Beach | 59 days |

