

# Unit 1 Abbey Ln # 106 - Abbey Village at Oriole

1 Abbey Ln # 106 - 7 Willowbrook Ln, Delray Beach, FL, Palm Beach 33446

## Unit Information

MLS Number:	RX-10994103
Status:	Active
Size:	925 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Guest
View:	Other
List Price:	\$159,900
List PPSF:	\$173
Valuated Price:	\$162,000
Valuated PPSF:	\$175

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:	528
Number of active listings for rent:	0
Number of active listings for sale:	25
Building inventory for sale:	4%
Number of sales over the last 12 months:	36
Number of sales over the last 6 months:	14
Number of sales over the last 3 months:	4

## Building Association Information

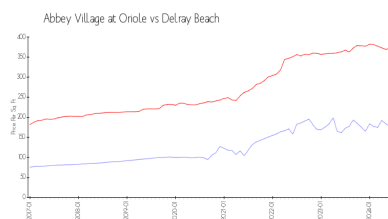
Abbey Village  
 Condominium Association, Inc  
 Address: 6294 Abbey Ln,  
 Delray Beach, FL 33446  
 Phone: +1 561-499-1438

<https://www.akamfl.com/abbeyvillage/home.asp>

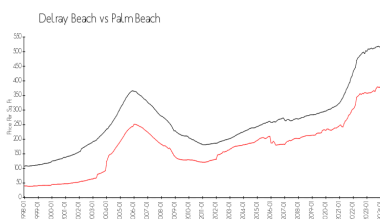
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
203	925 sq ft	Jul 2024	\$77,500	\$84
101	1,005 sq ft	Jun 2024	\$141,500	\$141
207	1,005 sq ft	Jun 2024	\$160,000	\$159
203	1,005 sq ft	Jun 2024	\$230,000	\$229
305	1,006 sq ft	Apr 2024	\$160,000	\$159
102	1,005 sq ft	Apr 2024	\$172,000	\$171
103	1,006 sq ft	Apr 2024	\$220,000	\$219
104	894 sq ft	Apr 2024	\$195,000	\$218

## Market Information



Abbey Village at Oriole: \$177/sq. ft.



Delray Beach: \$372/sq. ft.



Delray Beach: \$372/sq. ft. Palm Beach: \$474/sq. ft.

**Inventory for Sale**

Abbey Village at Oriole	5%
Delray Beach	2%
Palm Beach	3%

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

Abbey Village at Oriole	59 days
Delray Beach	56 days
Palm Beach	58 days