

# Unit 3810 Via Poinciana # 402 - Poinciana Place 1-9

3810 Via Poinciana # 402 - 3826 Via Poinciana, Lake Worth, FL, Palm Beach 33467

## Unit Information

|                 |                                     |
|-----------------|-------------------------------------|
| MLS Number:     | RX-10995074                         |
| Status:         | Active                              |
| Size:           | 1,130 Sq ft.                        |
| Bedrooms:       | 2                                   |
| Full Bathrooms: | 2                                   |
| Half Bathrooms: | 0                                   |
| Parking Spaces: | Assigned,Guest,Vehicle Restrictions |
| View:           | Garden,Golf                         |
| List Price:     | \$239,000                           |
| List PPSF:      | \$212                               |
| Valuated Price: | \$159,000                           |
| Valuated PPSF:  | \$141                               |

*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:                         | 594 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 32  |
| Building inventory for sale:             | 5%  |
| Number of sales over the last 12 months: | 28  |
| Number of sales over the last 6 months:  | 10  |
| Number of sales over the last 3 months:  | 4   |

## Building Association Information

Poinciana Place Condo Association  
Address: 3536 Via Poinciana,  
Lake Worth, FL 33467,  
Phone: +1 561-967-7420

Poinciana Place Condo Association IV  
3951 Via Poinciana,  
Lake Worth, FL 33467  
(561) 433-9620

Poinciana Place Condominium  
Association VI , Inc.  
Location -3425 Via Poinciana Road Lake Worth Lake Worth, Florida 33467  
Phone - 561 - 641 - 1016

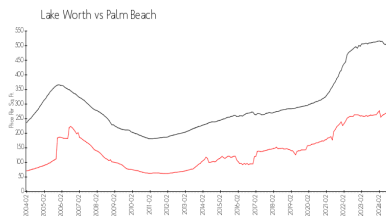
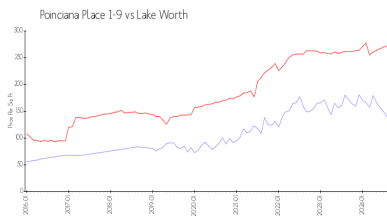
<https://www.poinciana1and2.com/>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 207    | 969 sq ft   | Aug 2024     | \$122,000  | \$126 |
| 207    | 969 sq ft   | Aug 2024     | \$115,000  | \$119 |
| 507    | 969 sq ft   | Aug 2024     | \$143,000  | \$148 |
| 506    | 1,280 sq ft | Aug 2024     | \$170,000  | \$133 |
| 307    | 1,130 sq ft | May 2024     | \$200,000  | \$177 |
| 607    | 1,130 sq ft | May 2024     | \$177,500  | \$157 |

## Market Information





Poinciana Place 1-9: \$140/sq. ft.  
Lake Worth: \$272/sq. ft.

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Palm Beach: \$472/sq. ft.

## Inventory for Sale

Poinciana Place 1-9 5%  
Lake Worth 4%  
Palm Beach 3%

## Avg. Time to Close Over Last 12 Months

Poinciana Place 1-9 49 days  
Lake Worth 46 days  
Palm Beach 58 days