

# Unit 107 - Waterway East

107 - 304 Golfview Rd, North Palm Beach, FL, Palm Beach 33408

## Unit Information

|                 |   |
|-----------------|---|
| MLS Number:     | RX-10996109                                 |
| Status:         | Active                                      |
| Size:           | 1,054 Sq ft.                                |
| Bedrooms:       | 2   |
| Full Bathrooms: | 2   |
| Half Bathrooms: | 0   |
| Parking Spaces: | Assigned, Guest, Open, Vehicle Restrictions |
| View:           | Clubhouse, Pool                             |
| List Price:     | \$304,000                                   |
| List PPSF:      | \$288                                       |
| Valuated Price: | \$289,000                                   |
| Valuated PPSF:  | \$274                                       |

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:                         | 40 |
| Number of active listings for rent:      | 0  |
| Number of active listings for sale:      | 2  |
| Building inventory for sale:             | 5% |
| Number of sales over the last 12 months: | 2  |
| Number of sales over the last 6 months:  | 1  |
| Number of sales over the last 3 months:  | 1  |

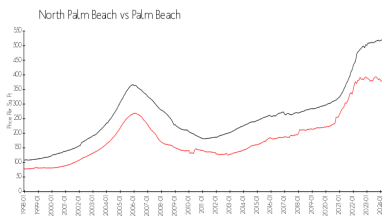
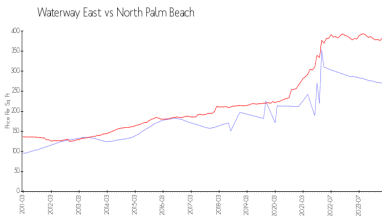
## Building Association Information

Waterway Condominium  
 Address: 306 Golfview Rd,  
 North Palm Beach, FL 33408  
 Phone: +1 561-775-4992

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| Ph7    | 1,054 sq ft | May 2024     | \$290,000  | \$275 |
| Ph6    | 1,054 sq ft | Aug 2023     | \$325,000  | \$308 |

## Market Information



|                   |               |                   |               |
|-------------------|---------------|-------------------|---------------|
| Waterway East:    | \$280/sq. ft. | North Palm Beach: | \$378/sq. ft. |
| North Palm Beach: | \$378/sq. ft. | Palm Beach:       | \$474/sq. ft. |

## Inventory for Sale

|                  |    |
|------------------|----|
| Waterway East    | 5% |
| North Palm Beach | 4% |
| Palm Beach       | 3% |

## Avg. Time to Close Over Last 12 Months

|               |          |
|---------------|----------|
| Waterway East | 142 days |
|---------------|----------|

North Palm Beach  
Palm Beach

67 days  
58 days