

# Unit 1101 Cactus Ter # 203 - Pines of Delray

1101 Cactus Ter # 203 - 2380-2530 Black Olive Blvd, Delray Beach, FL, Palm Beach 33445

## Unit Information

MLS Number:	RX-11010271
Status:	Active
Size:	1,167 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Guest
View:	Garden
List Price:	\$219,000
List PPSF:	\$188
Valuated Price:	\$157,000
Valuated PPSF:	\$135

*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:	31
Building inventory for sale:	4%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	4

## Building Association Information

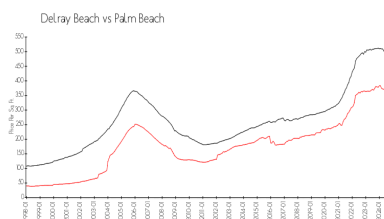
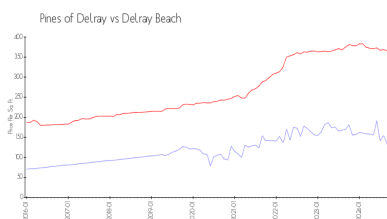
The Pines of Delray Association Inc  
2451 Black Olive Boulevard  
Delray Beach, FL 33445  
(561) 276-3539

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
103	1,167 sq ft	Sep 2024	\$155,000	\$133
102	1,167 sq ft	Jul 2024	\$165,000	\$141

## Market Information

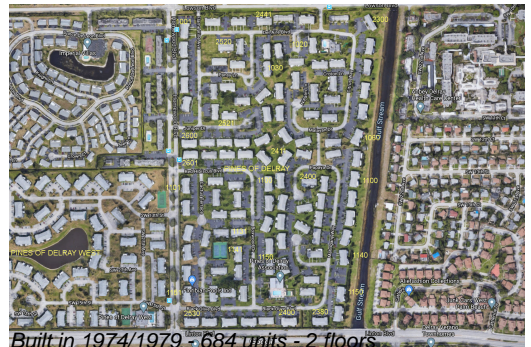


Pines of Delray: \$133/sq. ft.  
Delray Beach: \$365/sq. ft.

Delray Beach: \$365/sq. ft.  
Palm Beach: \$466/sq. ft.

## Inventory for Sale

Pines of Delray	5%
Delray Beach	3%
Palm Beach	4%



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

Pines of Delray	40 days
Delray Beach	56 days
Palm Beach	61 days