

# Unit 324 - Edge

324 - 300 S Australian Av, West Palm Beach, FL, Palm Beach 33401

## Unit Information

MLS Number:	RX-11017793
Status:	Active Under Contract
Size:	894 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	
View:	
List Price:	\$339,900
List PPSF:	\$380
Valuated Price:	\$283,000
Valuated PPSF:	\$336

*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:	307
Number of active listings for rent:	13
Number of active listings for sale:	12
Building inventory for sale:	3%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	4

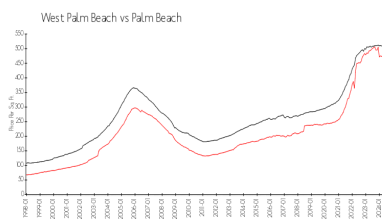
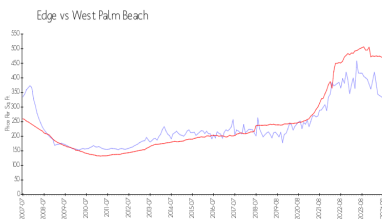
## Building Association Information

The Edge Condominium No One  
Association Inc  
(561) 655-1441

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
129	1,887 sq ft	Dec 2024	\$755,000	\$400
107	1,401 sq ft	Nov 2024	\$493,000	\$352
1601	779 sq ft	Oct 2024	\$295,000	\$379
423	779 sq ft	Oct 2024	\$290,000	\$372
1119	1,302 sq ft	Sep 2024	\$380,000	\$292

## Market Information



Edge:	\$326/sq. ft.	West Palm Beach:	\$470/sq. ft.
West Palm Beach:	\$470/sq. ft.	Palm Beach:	\$466/sq. ft.

## Inventory for Sale

Edge	4%
West Palm Beach	4%
Palm Beach	4%

## Avg. Time to Close Over Last 12 Months

Edge	66 days
West Palm Beach	55 days
Palm Beach	61 days

