

Unit 25 Abbey Ln # 404 - Abbey Village at Oriole

25 Abbey Ln # 404 - 7 Willowbrook Ln, Delray Beach, FL, Palm Beach 33446

Unit Information

MLS Number:	RX-11021468
Status:	Active
Size:	866 Sq ft.
Bedrooms:	1
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Guest
View:	Lake
List Price:	\$140,000
List PPSF:	\$162
Valuated Price:	\$110,000
Valuated PPSF:	\$127

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:	26
Building inventory for sale:	4%
Number of sales over the last 12 months:	34
Number of sales over the last 6 months:	13
Number of sales over the last 3 months:	7

Building Association Information

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

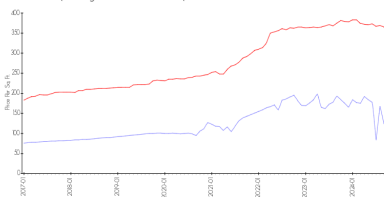
<https://www.akamfl.com/abbeyvillage/home.asp>

Recent Sales

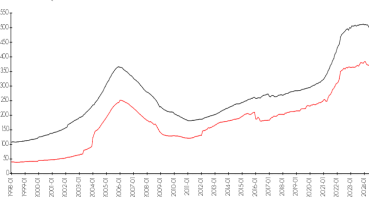
Unit #	Size	Closing Date	Sale Price	PPSF
106	1,006 sq ft	Nov 2024	\$185,000	\$184
202	925 sq ft	Nov 2024	\$65,000	\$70
101	1,005 sq ft	Nov 2024	\$140,000	\$139
106	925 sq ft	Nov 2024	\$116,000	\$125
103	1,006 sq ft	Nov 2024	\$105,000	\$104
208	1,006 sq ft	Nov 2024	\$112,350	\$112

Market Information

Abbey Village at Oriole vs Delray Beach



Delray Beach vs Palm Beach



Abbey Village at Oriole:	\$124/sq. ft.	Delray Beach:	\$365/sq. ft.
Delray Beach:	\$365/sq. ft.	Palm Beach:	\$466/sq. ft.

Inventory for Sale



Abbey Village at Oriole	5%
Delray Beach	3%
Palm Beach	4%

Avg. Time to Close Over Last 12 Months

Abbey Village at Oriole	55 days
Delray Beach	56 days
Palm Beach	60 days