

Unit 9 Willowbrook Ln # 201 - Abbey Village at Oriole

9 Willowbrook Ln # 201 - 7 Willowbrook Ln, Delray Beach, FL, Palm Beach 33446

Unit Information

MLS Number:	RX-11032332
Status:	Active Under Contract
Size:	1,005 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Guest, Vehicle Restrictions
View:	Garden, Other
List Price:	\$145,000
List PPSF:	\$144
Valuated Price:	\$143,000
Valuated PPSF:	\$142

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:	24
Building inventory for sale:	4%
Number of sales over the last 12 months:	24
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	7

Building Association Information

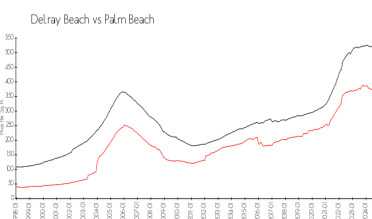
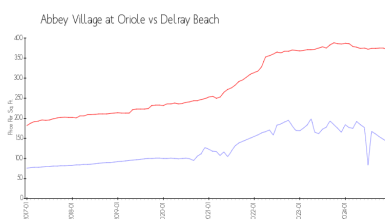
Abbey Village
 Condominium Association, Inc
 Address: 6294 Abbey Ln,
 Delray Beach, FL 33446
 Phone: +1 561-499-1438

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
204	610 sq ft	Jan 2025	\$65,000	\$107
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:	\$142/sq. ft.	Delray Beach:	\$371/sq. ft.
Delray Beach:	\$371/sq. ft.	Palm Beach:	\$464/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	60 days
Delray Beach	59 days
Palm Beach	62 days