

# Unit 1120 Mahogany Way # 202 - Pines of Delray

1120 Mahogany Way # 202 - 2380-2530 Black Olive Blvd, Delray Beach, FL, Palm Beach 33445

## Unit Information

MLS Number: RX-11032515  
 Status: Active Under Contract  
 Size: 1,167 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Guest, Vehicle Restrictions  
 View: Canal, Garden  
 List Price: \$228,500  
 List PPSF: \$196  
 Valuated Price: \$163,000  
 Valuated PPSF: \$140

*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: 27  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 19  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 4

## Building Association Information

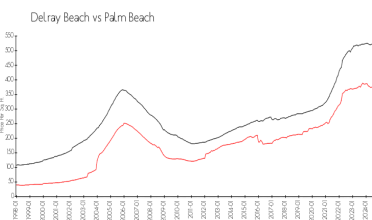
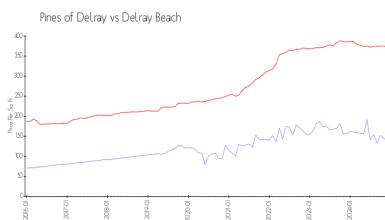
The Pines of Delray Association Inc  
 2451 Black Olive Boulevard  
 Delray Beach, FL 33445  
 (561) 276-3539

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
102	1,167 sq ft	Dec 2024	\$240,000	\$206
103	1,167 sq ft	Dec 2024	\$167,500	\$144
204	1,167 sq ft	Dec 2024	\$105,000	\$90
202	1,167 sq ft	Dec 2024	\$135,000	\$116
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

## Market Information



Pines of Delray: \$139/sq. ft.      Delray Beach: \$371/sq. ft.  
 Delray Beach: \$371/sq. ft.      Palm Beach: \$464/sq. ft.

## Inventory for Sale



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

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

Pines of Delray	56 days
Delray Beach	59 days
Palm Beach	62 days