

Unit 209 - Cypress at Las Verdes

209 - 5370 Las Verdes Cir, Delray Beach, FL, Palm Beach 33484

Unit Information

MLS Number: RX-11034844
 Status: Active
 Size: 680 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: Assigned, Guest, Open
 View: Lake
 List Price: \$164,900
 List PPSF: \$243
 Valuated Price: \$151,000
 Valuated PPSF: \$222

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: 72
 Number of active listings for rent: 0
 Number of active listings for sale: 3
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 1

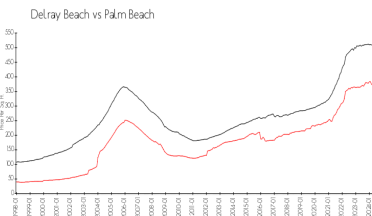
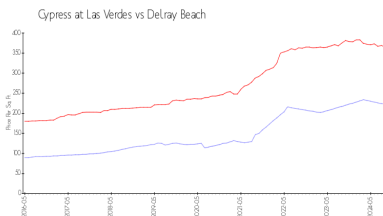
Building Association Information

Las Verdes Property Owners Association
 5121 Las Verdes Circle,
 Delray Beach, FL 33484
 Phone: (561)-498-8230,
 Fax: (561)-498-7155
 email: lasverdespoa@gmail.com

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 312 | 930 sq ft | Oct 2024 | \$225,000 | \$242 |
| 123 | 1,030 sq ft | Jul 2024 | \$175,000 | \$170 |
| 107 | 1,050 sq ft | Jun 2024 | \$242,500 | \$231 |
| 207 | 1,050 sq ft | Apr 2024 | \$250,000 | \$238 |
| 310 | 930 sq ft | Mar 2024 | \$264,000 | \$284 |
| 317 | 930 sq ft | Mar 2024 | \$175,000 | \$188 |

Market Information



| | | | |
|------------------------|---------------|---------------|---------------|
| Cypress at Las Verdes: | \$223/sq. ft. | Delray Beach: | \$365/sq. ft. |
| Delray Beach: | \$365/sq. ft. | Palm Beach: | \$466/sq. ft. |

Inventory for Sale

Cypress at Las Verdes: 4%
 Delray Beach: 3%
 Palm Beach: 4%



Avg. Time to Close Over Last 12 Months

| | |
|-----------------------|---------|
| Cypress at Las Verdes | 68 days |
| Delray Beach | 56 days |
| Palm Beach | 60 days |