

Unit 2900 Fiore way # 109 - Lago del Ray

2900 Fiore way # 109 - 2601-2813 Zorno Wy, Delray Beach, FL, Palm Beach 33445

Unit Information

MLS Number: RX-11035123
 Status: Active
 Size: 1,101 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned, Vehicle Restrictions
 View: Lake
 List Price: \$265,000
 List PPSF: \$241
 Valuated Price: \$210,000
 Valuated PPSF: \$205

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: 286
 Number of active listings for rent: 0
 Number of active listings for sale: 10
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 13
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 2

Building Association Information

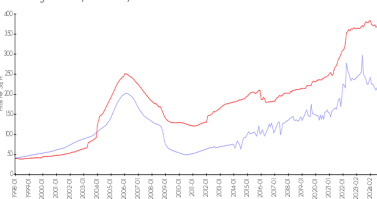
LAGO DEL REY
 CENTRAL MAINTENANCE ASSOCIATION, INC.
 CARVER GROUP ENTERPRISES LLC
 6801 LAKE WORTH RD STE 333
 GREENACRES FL 33467
 PHONE 561-275-1525
 FAX 561-275-1526
 EMAIL carvergroupen@comcast.net

Recent Sales

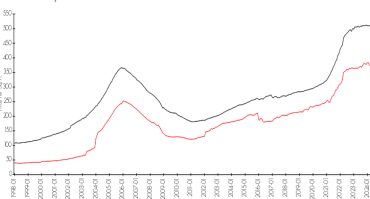
Unit #	Size	Closing Date	Sale Price	PPSF
214 C	1,023 sq ft	Oct 2024	\$230,000	\$225
105	1,023 sq ft	Sep 2024	\$210,000	\$205
210-C	1,023 sq ft	Aug 2024	\$232,000	\$227
212	1,023 sq ft	Jul 2024	\$205,000	\$200
105	1,023 sq ft	Jun 2024	\$231,000	\$226
104-C	1,023 sq ft	Jun 2024	\$222,000	\$217

Market Information

Lago del Ray vs Delray Beach



Delray Beach vs Palm Beach

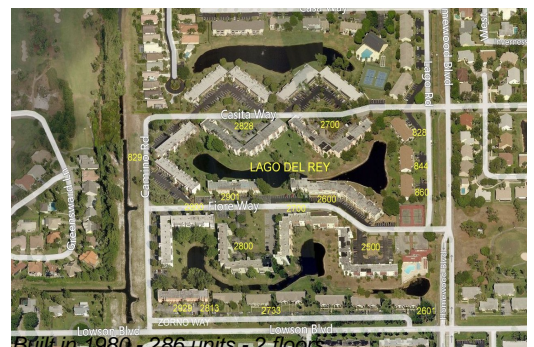


Lago del Ray: \$221/sq. ft.
 Delray Beach: \$365/sq. ft.

Delray Beach: \$365/sq. ft.
 Palm Beach: \$466/sq. ft.

Inventory for Sale

Lago del Ray 3%
 Delray Beach 3%



Palm Beach 4%

Avg. Time to Close Over Last 12 Months

Lago del Ray	48 days
Delray Beach	56 days
Palm Beach	60 days