

# Unit 6928 Briarlake Cir # L-104 - Briarwood

6928 Briarlake Cir # L-104 - 12790-12962 Briarlake Dr, West Palm Beach, FL, Palm Beach 33418

## Unit Information

|                 |                |
|-----------------|----------------|
| MLS Number:     | RX-11038786    |
| Status:         | Active         |
| Size:           | 1,000 Sq ft.   |
| Bedrooms:       | 2              |
| Full Bathrooms: | 2              |
| Half Bathrooms: | 0              |
| Parking Spaces: | Assigned,Guest |
| View:           | Lake           |
| List Price:     | \$235,000      |
| List PPSF:      | \$235          |
| Valuated Price: | \$265,000      |
| Valuated PPSF:  | \$265          |

*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:                         | 112 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 10  |
| Building inventory for sale:             | 8%  |
| 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:  | 2   |

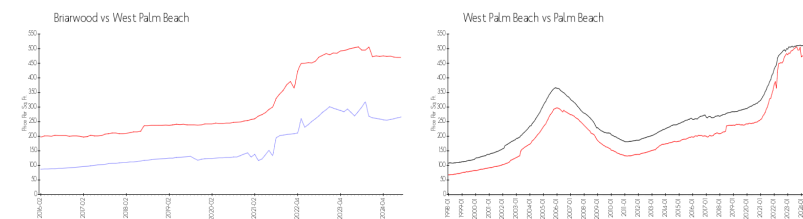
## Building Association Information

Briarwood Condominium Association  
Address: 12929 Briarlake Dr,  
West Palm Beach, FL 33418  
Phone: +1 561-775-2002

## Recent Sales

| Unit #      | Size        | Closing Date | Sale Price | PPSF  |
|-------------|-------------|--------------|------------|-------|
| 201         | 1,000 sq ft | Nov 2024     | \$215,000  | \$215 |
| 103         | 1,000 sq ft | Sep 2024     | \$230,000  | \$230 |
| 204         | 1,300 sq ft | Aug 2024     | \$270,000  | \$208 |
| 101, Bldg B | 1,300 sq ft | May 2024     | \$352,000  | \$271 |
| 202         | 1,000 sq ft | May 2024     | \$237,500  | \$238 |

## Market Information



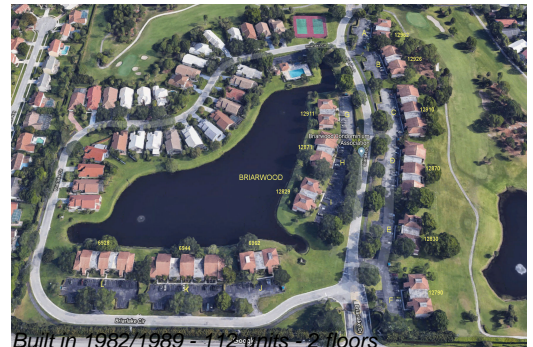
|                  |               |                  |               |
|------------------|---------------|------------------|---------------|
| Briarwood:       | \$266/sq. ft. | West Palm Beach: | \$470/sq. ft. |
| West Palm Beach: | \$470/sq. ft. | Palm Beach:      | \$466/sq. ft. |

## Inventory for Sale

|                 |    |
|-----------------|----|
| Briarwood       | 9% |
| West Palm Beach | 4% |
| Palm Beach      | 4% |

## Avg. Time to Close Over Last 12 Months

|           |         |
|-----------|---------|
| Briarwood | 36 days |
|-----------|---------|



West Palm Beach  
Palm Beach

55 days  
61 days