

Unit 3045 Grandiflora Dr # 4202 - Magnolia Bay

3045 Grandiflora Dr # 4202 - 3010-3137 Grandiflora Dr, Green Acres, FL, Palm Beach 33467

Unit Information

MLS Number:	RX-11070019
Status:	Active
Size:	1,036 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Garage - Attached
View:	
List Price:	\$275,000
List PPSF:	\$265
Valuated Price:	\$196,000
Valuated PPSF:	\$189

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:	6
Building inventory for sale:	5%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	3

Building Association Information

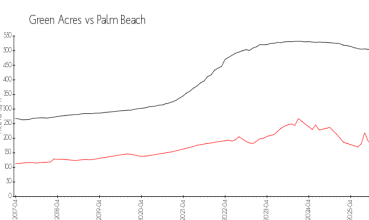
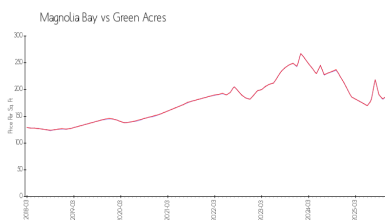
Magnolia Bay Condominium Association, Inc
2950 South Jog Road
Greenacres, FL 33467
(561) 641-1016

<https://www.cmcmanagement.biz/magnolia-bay.html>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,380 sq ft	Oct 2025	\$260,000	\$188
	1,776 sq ft	Sep 2025	\$305,000	\$172
	1,316 sq ft	Sep 2025	\$250,000	\$190
	1,316 sq ft	Aug 2025	\$279,000	\$212
	1,316 sq ft	Aug 2025	\$262,000	\$199
	1,316 sq ft	Aug 2025	\$264,000	\$201

Market Information

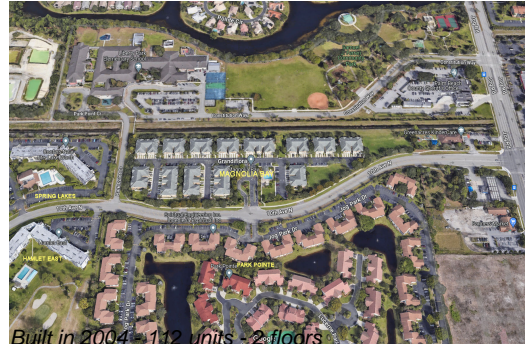


Magnolia Bay: \$188/sq. ft.
Green Acres: \$188/sq. ft.

Green Acres: \$188/sq. ft.
Palm Beach: \$453/sq. ft.

Inventory for Sale

Magnolia Bay 5%



Green Acres	5%
Palm Beach	3%

Avg. Time to Close Over Last 12 Months

Magnolia Bay	65 days
Green Acres	65 days
Palm Beach	77 days