

Unit 12870 Briarlake Dr # D-104 - Briarwood

12870 Briarlake Dr # D-104 - 12790-12962 Briarlake Dr, West Palm Beach, FL, Palm Beach 33418

Unit Information

MLS Number:	RX-11141423
Status:	Active
Size:	1,300 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Guest
View:	Golf, Lake
List Price:	\$319,000
List PPSF:	\$245
Valuated Price:	\$334,000
Valuated PPSF:	\$257

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:	8
Building inventory for sale:	7%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

Building Association Information

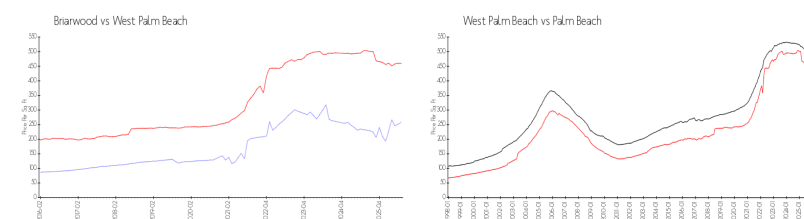
Briarwood Condominium Association
Address: 12929 Briarlake Dr,
West Palm Beach, FL 33418
Phone: +1 561-775-2002

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
205	1,300 sq ft	Dec 2025	\$370,000	\$285
204	1,000 sq ft	Dec 2025	\$175,000	\$175
201	1,350 sq ft	Sep 2025	\$322,000	\$239
101	1,300 sq ft	Aug 2025	\$344,000	\$265
104	1,000 sq ft	Jul 2025	\$172,500	\$173

Market Information



Briarwood:	\$258/sq. ft.	West Palm Beach:	\$459/sq. ft.
West Palm Beach:	\$459/sq. ft.	Palm Beach:	\$452/sq. ft.

Inventory for Sale

Briarwood	7%
West Palm Beach	3%
Palm Beach	3%



Avg. Time to Close Over Last 12 Months

Briarwood	96 days
West Palm Beach	70 days
Palm Beach	77 days