

# Unit 2340 SW 22nd Ave # 312 - Sabal Pine

2340 SW 22nd Ave # 312 - 2300 SW 22 Ave, Delray Beach, FL, Palm Beach 33445

## Unit Information

MLS Number:	RX-11148127
Status:	Active
Size:	1,013 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned
View:	
List Price:	\$210,000
List PPSF:	\$207
Valuated Price:	\$126,000
Valuated PPSF:	\$124

*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:	255
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	1%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	4

## Building Association Information

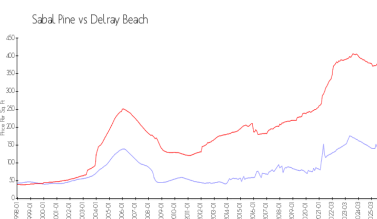
SABAL PINE ASSOCIATION, INC.  
Florida One Management  
9825 Marina Blvd. Suite 100  
Boca Raton, FL 33428  
Phone:561-488-4802  
Fax:561-488-4420

<https://www.sabalpine.com/>

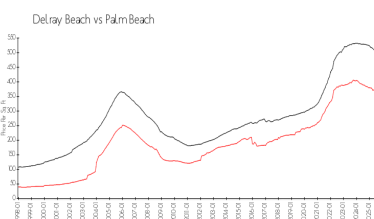
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1111	1,013 sq ft	Dec 2025	\$155,000	\$153
1210	858 sq ft	Dec 2025	\$89,000	\$104
316	1,013 sq ft	Nov 2025	\$115,000	\$114
907	858 sq ft	Sep 2025	\$125,000	\$146
305	1,013 sq ft	Jul 2025	\$145,000	\$143

## Market Information



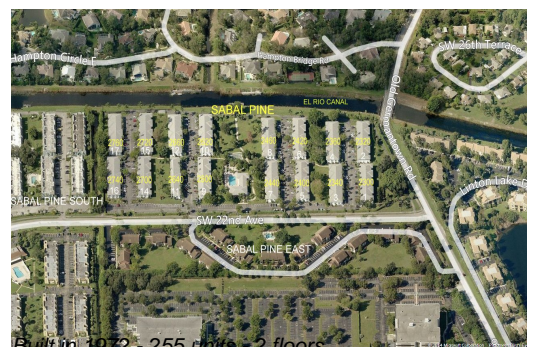
Sabal Pine: \$131/sq. ft.  
Delray Beach: \$353/sq. ft.



Delray Beach: \$353/sq. ft.  
Palm Beach: \$452/sq. ft.

## Inventory for Sale

Sabal Pine	1%
Delray Beach	2%
Palm Beach	3%



**Avg. Time to Close Over Last 12 Months**

Sabal Pine	62 days
Delray Beach	76 days
Palm Beach	77 days