

Unit 3241 Sabal Palm Mnr # 105 - Serenity Palms

3241 Sabal Palm Mnr # 105 - 3211 Sabal Palm Manor, Davie, FL, Broward 33024

Unit Information

MLS Number:	F10430961
Status:	Active
Size:	942 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Other View
List Price:	\$274,900
List PPSF:	\$292
Valuated Price:	\$260,000
Valuated PPSF:	\$276

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:	118
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	2%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

Building Association Information

Serenity Palms
 3201 Sabal Palm Manor,
 Davie, FL 33024
 Phone: +1 954-447-1050

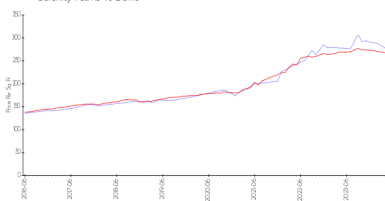
<http://serenity-palms-davie.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
108	942 sq ft	Feb 2024	\$270,000	\$287
101	942 sq ft	Dec 2023	\$273,000	\$290
304	942 sq ft	Oct 2023	\$265,000	\$281
108	942 sq ft	Oct 2023	\$287,000	\$305
102	886 sq ft	Sep 2023	\$270,000	\$305

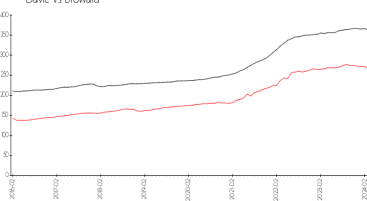
Market Information

Serenity Palms vs Davie



Serenity Palms: \$278/sq. ft.
 Davie: \$268/sq. ft.

Davie vs Broward



Davie: \$268/sq. ft.
 Broward: \$351/sq. ft.

Inventory for Sale



Serenity Palms	3%
Davie	2%
Broward	4%

Avg. Time to Close Over Last 12 Months

Serenity Palms	64 days
Davie	59 days
Broward	67 days