

# Unit 324 - Cypress at Las Verdes

324 - 5370 Las Verdes Cir, Delray Beach, FL, Palm Beach 33484

## Unit Information

MLS Number: RX-10934181  
 Status: Active  
 Size: 930 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Open  
 View:  
 List Price: \$220,000  
 List PPSF: \$237  
 Valuated Price: \$211,000  
 Valuated PPSF: \$227

*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: 72  
 Number of active listings for rent: 0  
 Number of active listings for sale: 3  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 3

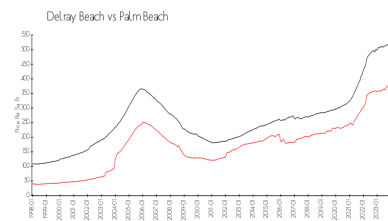
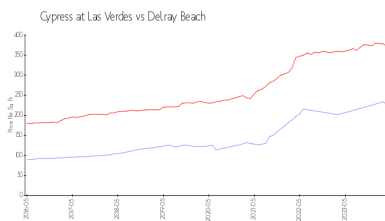
## Building Association Information

Las Verdes Property Owners Association  
 5121 Las Verdes Circle,  
 Delray Beach, FL 33484  
 Phone: (561)-498-8230,  
 Fax: (561)-498-7155  
 email: lasverdespoa@gmail.com

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 207    | 1,050 sq ft | Apr 2024     | \$250,000  | \$238 |
| 310    | 930 sq ft   | Mar 2024     | \$264,000  | \$284 |
| 317    | 930 sq ft   | Mar 2024     | \$175,000  | \$188 |
| 315    | 930 sq ft   | Feb 2024     | \$185,000  | \$199 |
| 316    | 680 sq ft   | Aug 2023     | \$156,500  | \$230 |

## Market Information



|                        |               |               |               |
|------------------------|---------------|---------------|---------------|
| Cypress at Las Verdes: | \$225/sq. ft. | Delray Beach: | \$371/sq. ft. |
| Delray Beach:          | \$371/sq. ft. | Palm Beach:   | \$475/sq. ft. |

## Inventory for Sale

Cypress at Las Verdes 4%  
 Delray Beach 3%



Palm Beach

3%

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

Cypress at Las Verdes

65 days

Delray Beach

54 days

Palm Beach

56 days