

# Unit 1610 NW 18th Ave # 96-A - Pines of Delray North

1610 NW 18th Ave # 96-A - 1321-1740 NW 19 Ter, Delray Beach, FL, Palm Beach 33445

## Unit Information

MLS Number: RX-10934603  
 Status: Active  
 Size: 1,266 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Guest  
 View: Garden  
 List Price: \$224,900  
 List PPSF: \$178  
 Valuated Price: \$179,000  
 Valuated PPSF: \$162

*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: 700  
 Number of active listings for rent: 0  
 Number of active listings for sale: 26  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 31  
 Number of sales over the last 6 months: 19  
 Number of sales over the last 3 months: 11

## Building Association Information

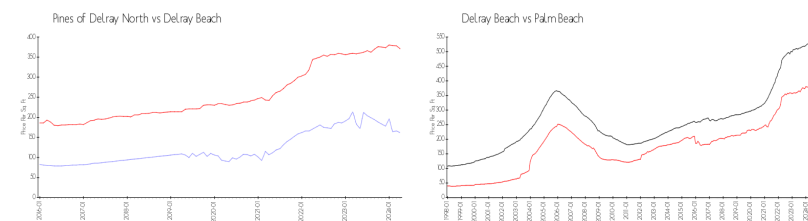
Pines of Delray North Association Inc  
 Address: 1431 NW 18th Ave,  
 Delray Beach, FL 33445  
 Phone: +1 561-278-1212

<https://www.pinesnorthofdelray.com/Page/23>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
103	1,585 sq ft	May 2024	\$290,000	\$183
102	1,585 sq ft	May 2024	\$215,000	\$136
103	1,148 sq ft	May 2024	\$270,000	\$235
102	1,308 sq ft	Apr 2024	\$225,000	\$172
101	1,148 sq ft	Mar 2024	\$110,000	\$96
202	1,525 sq ft	Mar 2024	\$220,000	\$144
102	1,148 sq ft	Mar 2024	\$273,000	\$238

## Market Information



Pines of Delray North: \$162/sq. ft.  
 Delray Beach: \$371/sq. ft.  
 Delray Beach: \$371/sq. ft.  
 Palm Beach: \$475/sq. ft.



### **Inventory for Sale**

Pines of Delray North	4%
Delray Beach	3%
Palm Beach	3%

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

Pines of Delray North	42 days
Delray Beach	54 days
Palm Beach	56 days