

Unit 1408 - Edge

1408 - 300 S Australian Av, West Palm Beach, FL, Palm Beach 33401

Unit Information

MLS Number: RX-10943621
 Status: Active
 Size: 1,235 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned, Garage - Building, Guest
 View: City, Lake
 List Price: \$599,000
 List PPSF: \$485
 Valuated Price: \$400,000
 Valuated PPSF: \$396

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: 307
 Number of active listings for rent: 13
 Number of active listings for sale: 9
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 14
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 2

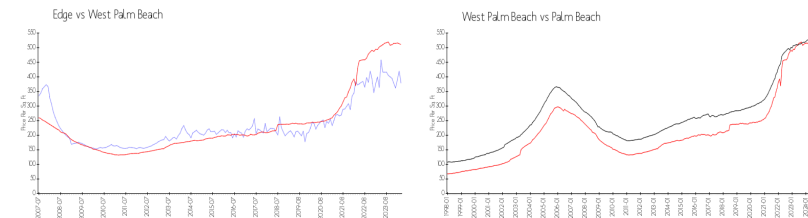
Building Association Information

The Edge Condominium No One
 Association Inc
 (561) 655-1441

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
408	834 sq ft	Mar 2024	\$300,000	\$360
1018	1,405 sq ft	Jan 2024	\$450,000	\$320
715	834 sq ft	Jan 2024	\$310,000	\$372
308	774 sq ft	Nov 2023	\$280,000	\$362
801	779 sq ft	Sep 2023	\$295,000	\$379
507	1,401 sq ft	Sep 2023	\$460,000	\$328

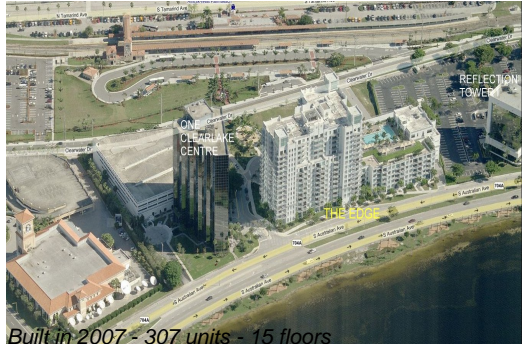
Market Information



Edge: \$379/sq. ft.
 West Palm Beach: \$511/sq. ft.
 West Palm Beach: \$511/sq. ft.
 Palm Beach: \$475/sq. ft.

Inventory for Sale

Edge: 3%
 West Palm Beach: 4%
 Palm Beach: 3%



Avg. Time to Close Over Last 12 Months

Edge	63 days
West Palm Beach	52 days
Palm Beach	56 days