

# Unit 3010 Grandiflora Dr # 1101 - Magnolia Bay

3010 Grandiflora Dr # 1101 - 3010-3137 Grandiflora Dr, Green Acres, FL, Palm Beach 33467

## Unit Information

MLS Number:	RX-10961519
Status:	Active
Size:	1,316 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Driveway,Garage - Attached
View:	
List Price:	\$326,999
List PPSF:	\$248
Valuated Price:	\$241,000
Valuated PPSF:	\$199

*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:	112
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	3%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	0

## Building Association Information

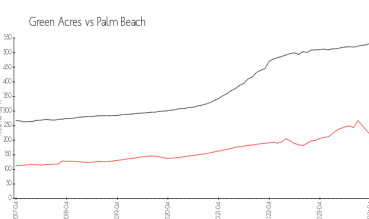
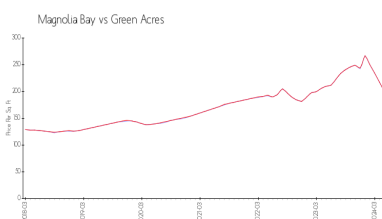
Magnolia Bay Condominium Association, Inc  
2950 South Jog Road  
Greenacres, FL 33467  
(561) 641-1016

<https://www.cmcmanagement.biz/magnolia-bay.html>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,316 sq ft	Jan 2024	\$325,000	\$247
	1,036 sq ft	Jan 2024	\$275,000	\$265
	1,036 sq ft	Jan 2024	\$275,000	\$265
	1,777 sq ft	Dec 2023	\$333,000	\$187
3202	1,036 sq ft	Dec 2023	\$265,000	\$256

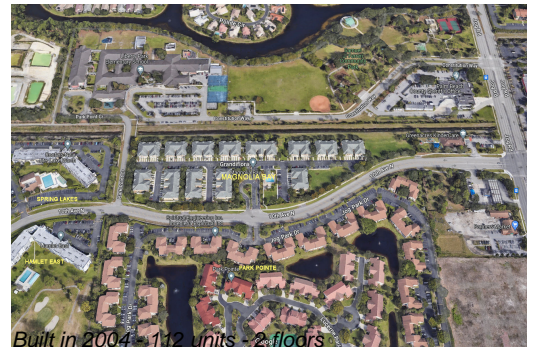
## Market Information



Magnolia Bay: \$200/sq. ft.  
Green Acres: \$200/sq. ft.

Green Acres: \$200/sq. ft.  
Palm Beach: \$476/sq. ft.

## Inventory for Sale



Magnolia Bay	4%
Green Acres	4%
Palm Beach	3%

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

Magnolia Bay	48 days
Green Acres	48 days
Palm Beach	57 days