

# Unit 1151 Violet Ter # 103 - Pines of Delray

1151 Violet Ter # 103 - 2380-2530 Black Olive Blvd, Delray Beach, FL, Palm Beach 33445

## Unit Information

MLS Number:	RX-10962168
Status:	Active
Size:	1,167 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Guest
View:	Garden
List Price:	\$252,500
List PPSF:	\$216
Valuated Price:	\$200,000
Valuated PPSF:	\$171

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:	684
Number of active listings for rent:	0
Number of active listings for sale:	29
Building inventory for sale:	4%
Number of sales over the last 12 months:	29
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	8

## Building Association Information

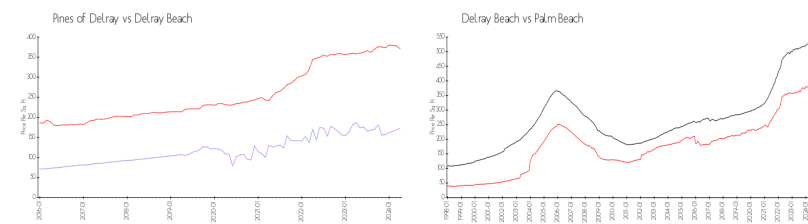
The Pines of Delray Association Inc  
 2451 Black Olive Boulevard  
 Delray Beach, FL 33445  
 (561) 276-3539

<https://www.thepinesofdelray.com/Page/29>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
201	1,167 sq ft	May 2024	\$135,000	\$116
204	1,327 sq ft	Apr 2024	\$250,000	\$188
A	1,167 sq ft	Apr 2024	\$220,000	\$189
104	1,167 sq ft	Mar 2024	\$230,000	\$197
204	912 sq ft	Mar 2024	\$208,000	\$228
102	1,167 sq ft	Mar 2024	\$184,999	\$159
81-B	982 sq ft	Mar 2024	\$226,000	\$230

## Market Information



Pines of Delray:	\$172/sq. ft.	Delray Beach:	\$371/sq. ft.
Delray Beach:	\$371/sq. ft.	Palm Beach:	\$475/sq. ft.

## Inventory for Sale



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

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

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