

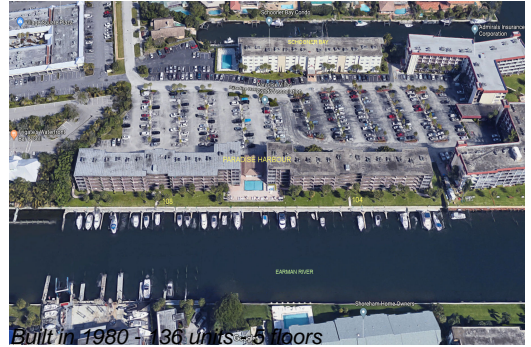
Unit 108 Paradise Harbour Blvd # 305 - Paradise Villas 104&108

108 Paradise Harbour Blvd # 305 - 104 Paradise Harbour Blvd, North Palm Beach, FL, Palm Beach 33408

Unit Information

MLS Number:	RX-10949628
Status:	Active
Size:	720 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Assigned,Vehicle Restrictions
View:	Intracoastal,Marina,River
List Price:	\$469,000
List PPSF:	\$651
Valuated Price:	\$344,000
Valuated PPSF:	\$478

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:	136
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	1%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

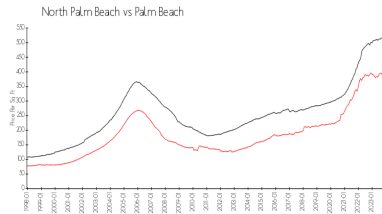
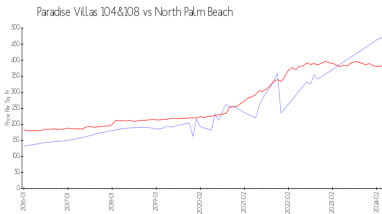
Building Association Information

Paradise Villas Condo Association
 Address: 108 Paradise Harbour Blvd #108, North Palm Beach, FL 33408
 Phone: +1 561-507-5528

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
308	720 sq ft	Mar 2024	\$239,900	\$333
403	720 sq ft	Mar 2024	\$199,500	\$277
215	1,154 sq ft	Feb 2024	\$599,000	\$519
510	720 sq ft	Sep 2023	\$270,000	\$375

Market Information



Paradise Villas 104&108:	\$478/sq. ft.	North Palm Beach:	\$385/sq. ft.
North Palm Beach:	\$385/sq. ft.	Palm Beach:	\$475/sq. ft.

Inventory for Sale

Paradise Villas 104&108	1%
North Palm Beach	5%
Palm Beach	3%

Avg. Time to Close Over Last 12 Months

Paradise Villas 104&108	55 days
North Palm Beach	67 days
Palm Beach	56 days