

# Unit 4545 NW 2ND ST #A - High Point 7

4545 NW 2ND ST #A - 4545 NW 2 St, Delray Beach, FL, Palm Beach 33445

## Unit Information

MLS Number:	F10415806
Status:	Active
Size:	1,200 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space, Guest Parking
View:	Other View
List Price:	\$245,000
List PPSF:	\$204
Valuated Price:	\$173,000
Valuated PPSF:	\$152

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:	424
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	1%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

## Building Association Information

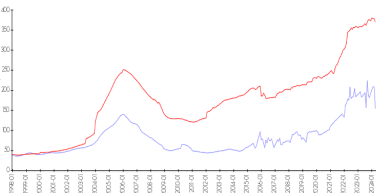
High Point 7 Condo Association  
 335 NW 48th Avenue  
 Delray Beach, FL 33445-2736  
 (561) 499-6323

## Recent Sales

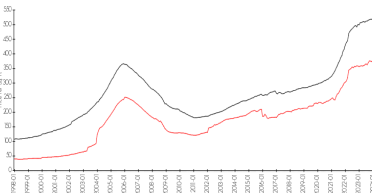
Unit #	Size	Closing Date	Sale Price	PPSF
C	1,200 sq ft	Apr 2024	\$130,000	\$108
D	1,200 sq ft	Mar 2024	\$232,000	\$193
A	1,200 sq ft	Feb 2024	\$270,000	\$225
B	1,200 sq ft	Jan 2024	\$144,000	\$120
B	1,200 sq ft	Nov 2023	\$155,000	\$129

## Market Information

High Point 7 vs Delray Beach



Delray Beach vs Palm Beach



High Point 7:	\$155/sq. ft.	Delray Beach:	\$371/sq. ft.
Delray Beach:	\$371/sq. ft.	Palm Beach:	\$475/sq. ft.

## Inventory for Sale

High Point 7	1%
Delray Beach	3%
Palm Beach	3%



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

High Point 7	64 days
Delray Beach	54 days
Palm Beach	56 days