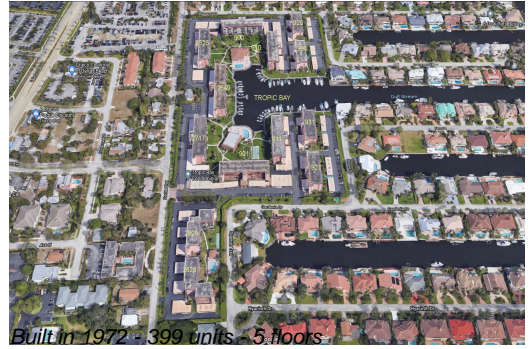


Unit 2809 Florida Blvd # 108 - Tropic Bay

2809 Florida Blvd # 108 - 901-931 Gardenia Dr, Delray Beach, FL, Palm Beach 33483

Unit Information

MLS Number:	F10416097
Status:	Active
Size:	1,200 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Covered Parking
View:	Garden View,Intracoastal View,Pool Area View
List Price:	\$375,000
List PPSF:	\$313
Valuated Price:	\$300,000
Valuated PPSF:	\$297



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:	399
Number of active listings for rent:	0
Number of active listings for sale:	12
Building inventory for sale:	3%
Number of sales over the last 12 months:	21
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

Building Association Information

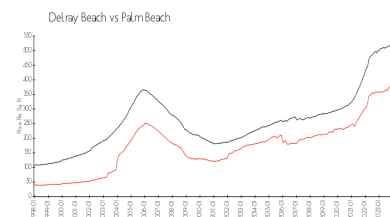
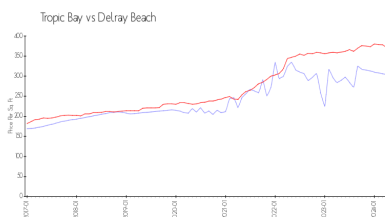
Tropic Bay Condominium
Address: 2801 Florida Blvd,
Delray Beach, FL 33483
Phone: +1 561-272-1094

<http://tropicbayfl.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
546	1,200 sq ft	Apr 2024	\$415,000	\$346
160	1,200 sq ft	Apr 2024	\$315,000	\$263
444	1,200 sq ft	Jan 2024	\$325,000	\$271
433	1,200 sq ft	Dec 2023	\$488,000	\$407
440	1,200 sq ft	Nov 2023	\$330,000	\$275
363	1,300 sq ft	Nov 2023	\$269,000	\$207

Market Information



Tropic Bay:	\$304/sq. ft.	Delray Beach:	\$371/sq. ft.
Delray Beach:	\$371/sq. ft.	Palm Beach:	\$475/sq. ft.

Inventory for Sale

Tropic Bay	3%
Delray Beach	3%
Palm Beach	3%

Avg. Time to Close Over Last 12 Months

Tropic Bay	168 days
Delray Beach	54 days
Palm Beach	56 days