

# Unit 6323 La Costa Dr # F - Addison Pointe at Boca Raton

6323 La Costa Dr # F - 6283 La Costa Dr, Boca Raton, FL, Palm Beach 33433

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | F10431968                              |
| Status:         | Active                                 |
| Size:           | 700 Sq ft.                             |
| Bedrooms:       | 1                                      |
| Full Bathrooms: | 1                                      |
| Half Bathrooms: | 0                                      |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View:           | Garden View                            |
| List Price:     | \$239,000                              |
| List PPSF:      | \$341                                  |
| Valuated Price: | \$215,000                              |
| Valuated PPSF:  | \$307                                  |

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:                         | 172 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 4   |
| Building inventory for sale:             | 2%  |
| Number of sales over the last 12 months: | 8   |
| Number of sales over the last 6 months:  | 4   |
| Number of sales over the last 3 months:  | 1   |

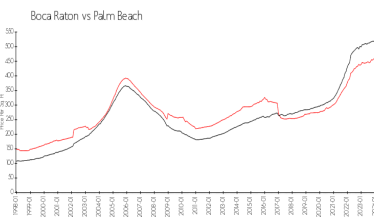
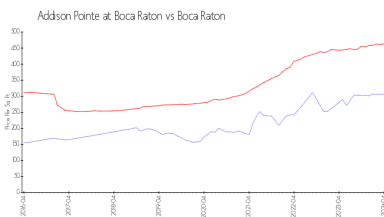
## Building Association Information

Addison Pointe  
 Address: 6283 La Costa Dr,  
 Boca Raton, FL 33433  
 Phone: +1 561-362-9000  
 Addison Pointe At Boca Raton Condominium Association, Inc  
 902 Clint Moore Road # 11  
 Boca Raton, FL 33487  
 (561) 994-4870

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| L      | 774 sq ft   | Apr 2024     | \$235,000  | \$304 |
| E      | 1,082 sq ft | Jan 2024     | \$302,000  | \$279 |
| C      | 700 sq ft   | Jan 2024     | \$208,000  | \$297 |
| C      | 700 sq ft   | Jan 2024     | \$218,000  | \$311 |
| L      | 774 sq ft   | Nov 2023     | \$260,000  | \$336 |

## Market Information



|                               |               |             |               |
|-------------------------------|---------------|-------------|---------------|
| Addison Pointe at Boca Raton: | \$306/sq. ft. | Boca Raton: | \$463/sq. ft. |
| Boca Raton:                   | \$463/sq. ft. | Palm Beach: | \$475/sq. ft. |



## Inventory for Sale

|                              |    |
|------------------------------|----|
| Addison Pointe at Boca Raton | 2% |
| Boca Raton                   | 3% |
| Palm Beach                   | 3% |

## Avg. Time to Close Over Last 12 Months

|                              |         |
|------------------------------|---------|
| Addison Pointe at Boca Raton | 38 days |
| Boca Raton                   | 57 days |
| Palm Beach                   | 56 days |