

Unit 304 - Boca Teeca 9

304 - 6400 NW 2 Av, Boca Raton, FL, Palm Beach 33487

Unit Information

MLS Number:	RX-10913086
Status:	Active
Size:	1,316 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned
View:	Pool
List Price:	\$355,000
List PPSF:	\$270
Valuated Price:	\$257,000
Valuated PPSF:	\$195

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:	117
Number of active listings for rent:	0
Number of active listings for sale:	8
Building inventory for sale:	6%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

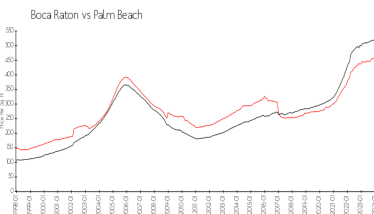
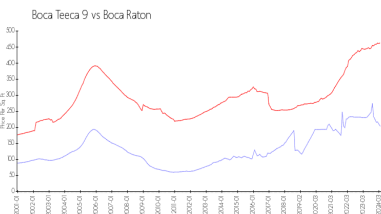
Building Association Information

Boca Teeca Condominium No 9
 198 NW 67th St
 Boca Raton, FL 33487-8309
 Tel: (561) 241-7654

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
315	1,316 sq ft	Apr 2024	\$270,000	\$205
210	1,316 sq ft	Feb 2024	\$358,000	\$272
217	1,414 sq ft	Jan 2024	\$305,000	\$216
108	1,414 sq ft	Nov 2023	\$325,000	\$230
205	1,316 sq ft	Oct 2023	\$360,000	\$274

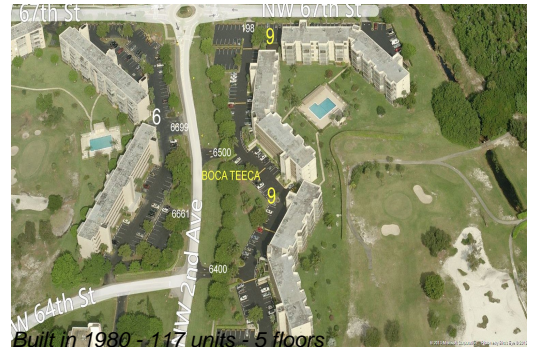
Market Information



Boca Teeca 9:	\$204/sq. ft.	Boca Raton:	\$463/sq. ft.
Boca Raton:	\$463/sq. ft.	Palm Beach:	\$475/sq. ft.

Inventory for Sale

Boca Teeca 9	7%
Boca Raton	3%
Palm Beach	3%



Avg. Time to Close Over Last 12 Months

Boca Teeca 9	54 days
Boca Raton	57 days
Palm Beach	56 days