# Unit 4520 NW 3RD CT #A - High Point 7

4520 NW 3RD CT #A - 4545 NW 2 St, Delray Beach, FL, Palm Beach 33445

#### **Unit Information**

MLS Number: RX-10949772 Status: Active Size: 1,200 Sq ft.

Bedrooms: 2
Full Bathrooms: 2
Half Bathrooms: 0

Parking Spaces: 2+ Spaces, Assigned

 View:
 Garden

 List Price:
 \$235,000

 List PPSF:
 \$196

 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

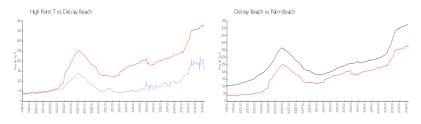
## **Building Association Information**

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
С	1,200 sq ft	Apr 2024	\$130,000	\$108
D	1,200 sq ft	Mar 2024	\$232,000	\$193
Α	1,200 sq ft	Feb 2024	\$270,000	\$225
В	1,200 sq ft	Jan 2024	\$144,000	\$120
В	1,200 sq ft	Nov 2023	\$155,000	\$129

#### **Market Information**



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 764 daysDelray Beach54 daysPalm Beach56 days