

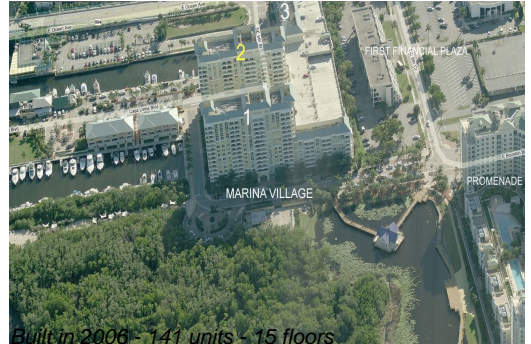
# Unit 5 - 1 - Marina Village 2

5 - 1 - 625-675 Casa Loam Blvd, Boynton Beach, FL, Palm Beach 33435

## Unit Information

|                 |   |
|-----------------|---|
| MLS Number:     | RX-10951303                                   |
| Status:         | Active Under Contract                         |
| Size:           | 2,068 Sq ft.                                  |
| Bedrooms:       | 2   |
| Full Bathrooms: | 2   |
| Half Bathrooms: | 1   |
| Parking Spaces: | 2+ Spaces, Garage - Attached                  |
| View:           | Canal, Intracoastal, Lagoon, Marina, Preserve |
| List Price:     | \$899,000                                     |
| List PPSF:      | \$435   |
| Valuated Price: | \$691,000                                     |
| Valuated PPSF:  | \$441   |

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:                         | 141 |
| Number of active listings for rent:      | 11  |
| Number of active listings for sale:      | 4   |
| Building inventory for sale:             | 2%  |
| Number of sales over the last 12 months: | 5   |
| Number of sales over the last 6 months:  | 1   |
| Number of sales over the last 3 months:  | 0   |

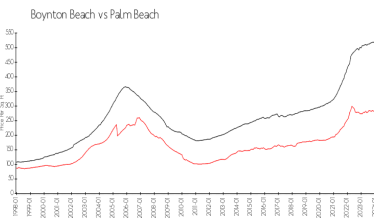
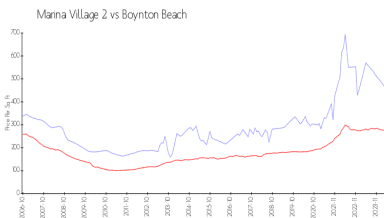
## Building Association Information

Marina Village At Boynton Beach Condominium Association Inc 700 E Boynton Beach Blvd # 601, Boynton Beach, FL 33435  
(561) 733-8903

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 602    | 1,646 sq ft | Jan 2024     | \$945,000   | \$574 |
| 1107   | 782 sq ft   | Nov 2023     | \$375,000   | \$480 |
|        | 2,140 sq ft | Sep 2023     | \$1,395,000 | \$652 |
| 902    | 1,646 sq ft | May 2023     | \$1,125,000 | \$683 |
| 204    | 1,130 sq ft | May 2023     | \$500,000   | \$442 |

## Market Information



Marina Village 2: \$464/sq. ft.  
Boynton Beach: \$276/sq. ft.

Boynton Beach: \$276/sq. ft.  
Palm Beach: \$475/sq. ft.

## Inventory for Sale

|                  |    |
|------------------|----|
| Marina Village 2 | 3% |
| Boynton Beach    | 2% |
| Palm Beach       | 3% |

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

|                  |         |
|------------------|---------|
| Marina Village 2 | 75 days |
| Boynton Beach    | 48 days |
| Palm Beach       | 56 days |