

# Unit 7612 Lexington Club Blvd # A - Lexington Club Villas

7612 Lexington Club Blvd # A - 7512-7978 Lexington Club Blvd, Delray Beach, FL,  
Palm Beach 33446

## Unit Information

|                 |                            |
|-----------------|----------------------------|
| MLS Number:     | RX-10954514                |
| Status:         | Active                     |
| Size:           | 1,828 Sq ft.               |
| Bedrooms:       | 2                          |
| Full Bathrooms: | 2                          |
| Half Bathrooms: | 0                          |
| Parking Spaces: | Driveway,Garage - Attached |
| View:           | Garden                     |
| List Price:     | \$399,900                  |
| List PPSF:      | \$219                      |
| Valuated Price: | \$321,000                  |
| Valuated PPSF:  | \$227                      |

*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:                         | 434 |
| 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:  | 7   |
| Number of sales over the last 3 months:  | 6   |

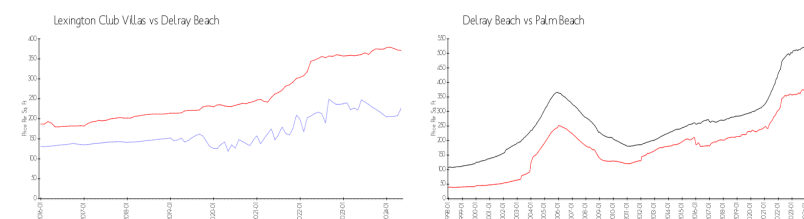
## Building Association Information

Lexington Club Villas  
Condominium Association Inc.  
7799 Lexington Club Blvd.,  
Delray Beach, FL - 33446  
Phone: 561-495-7436  
Fax: 561-495-7541  
Email: info@lexingtonboard.com

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| B      | 1,390 sq ft | May 2024     | \$315,000  | \$227 |
| D      | 1,645 sq ft | Apr 2024     | \$330,000  | \$201 |
| C      | 1,645 sq ft | Apr 2024     | \$306,000  | \$186 |
| D      | 1,645 sq ft | Apr 2024     | \$335,000  | \$204 |
| D      | 1,645 sq ft | Apr 2024     | \$360,000  | \$219 |
| D      | 1,645 sq ft | Apr 2024     | \$270,000  | \$164 |

## Market Information



|                        |               |               |               |
|------------------------|---------------|---------------|---------------|
| Lexington Club Villas: | \$227/sq. ft. | Delray Beach: | \$371/sq. ft. |
| Delray Beach:          | \$371/sq. ft. | Palm Beach:   | \$476/sq. ft. |



**Inventory for Sale**

|                       |    |
|-----------------------|----|
| Lexington Club Villas | 1% |
| Delray Beach          | 2% |
| Palm Beach            | 3% |

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

|                       |         |
|-----------------------|---------|
| Lexington Club Villas | 30 days |
| Delray Beach          | 54 days |
| Palm Beach            | 57 days |