

# Unit 4050 NW 17th Ave - Spanish River Townhomes

4050 NW 17th Ave - 4010-4051 NW 18 Wy, Boca Raton, FL, Palm Beach 33431

## Unit Information

MLS Number: RX-10954711  
 Status: Active  
 Size: 3,455 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 2+ Spaces, Garage - Attached  
 View:  
 List Price: \$1,650,000  
 List PPSF: \$478  
 Valuated Price: \$1,550,000  
 Valuated PPSF: \$530

*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.*

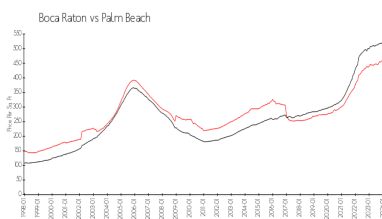
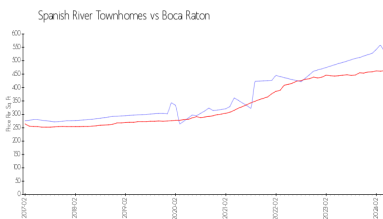
## Building Information

Number of units: 75  
 Number of active listings for rent: 0  
 Number of active listings for sale: 2  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1710	2,811 sq ft	Apr 2024	\$1,000,000	\$356
	3,084 sq ft	Mar 2024	\$1,417,500	\$460
	2,490 sq ft	Jan 2024	\$1,340,000	\$538
	2,811 sq ft	Dec 2023	\$1,107,500	\$394
	3,455 sq ft	Oct 2023	\$1,350,000	\$391

## Market Information



Spanish River Townhomes:	\$529/sq. ft.	Boca Raton:	\$463/sq. ft.
Boca Raton:	\$463/sq. ft.	Palm Beach:	\$475/sq. ft.

## Inventory for Sale

Spanish River Townhomes: 3%  
 Boca Raton: 3%  
 Palm Beach: 3%

## Avg. Time to Close Over Last 12 Months

Spanish River Townhomes: 35 days  
 Boca Raton: 57 days  
 Palm Beach: 56 days

