

# Unit 12486 Crystal Pointe Dr # 201 - Crystal Pointe

12486 Crystal Pointe Dr # 201 - 12418-12659 Crystal Pointe Dr, Boynton Beach, FL, Palm Beach 33437

## Unit Information

MLS Number:	RX-10962123
Status:	Active
Size:	2,094 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2+ Spaces, Garage - Attached, Guest
View:	Canal
List Price:	\$389,000
List PPSF:	\$186
Valuated Price:	\$375,000
Valuated PPSF:	\$217

*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:	216
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	2%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	5

## Building Association Information

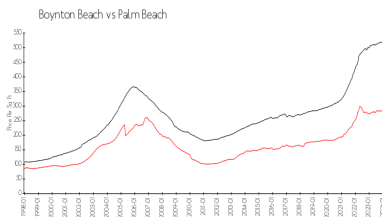
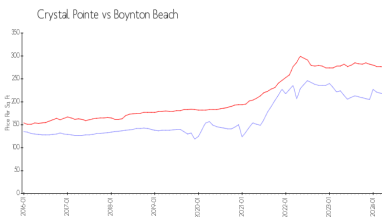
Crystal Pointe HOA  
 2600 Crystal Pointe Way  
 Palm Beach Gardens, FL 33410  
 Phone: 561-202-6219

<https://crystalpointehoa.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
101	1,729 sq ft	May 2024	\$344,950	\$200
101	1,600 sq ft	Mar 2024	\$360,000	\$225
101	2,094 sq ft	Mar 2024	\$314,500	\$150
102	2,008 sq ft	Mar 2024	\$379,000	\$189
101	1,729 sq ft	Feb 2024	\$360,000	\$208

## Market Information



Crystal Pointe:	\$216/sq. ft.	Boynton Beach:	\$276/sq. ft.
Boynton Beach:	\$276/sq. ft.	Palm Beach:	\$475/sq. ft.

## Inventory for Sale



Crystal Pointe	2%
Boynton Beach	2%
Palm Beach	3%

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

Crystal Pointe	46 days
Boynton Beach	48 days
Palm Beach	56 days