

# Unit 2649 Florida Blvd # 417 - Tropic Bay

2649 Florida Blvd # 417 - 901-931 Gardenia Dr, Delray Beach, FL, Palm Beach 33483

## Unit Information

MLS Number:	RX-10973610
Status:	Active
Size:	1,200 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Carport - Attached, Covered, Guest, Vehicle Restrictions
View:	Intracoastal, Marina, Pool
List Price:	\$445,000
List PPSF:	\$371
Valuated Price:	\$330,000
Valuated PPSF:	\$275

*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:	399
Number of active listings for rent:	0
Number of active listings for sale:	12
Building inventory for sale:	3%
Number of sales over the last 12 months:	20
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

## Building Association Information

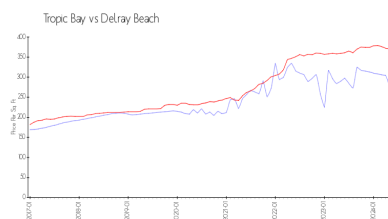
Tropic Bay Condominium  
Address: 2801 Florida Blvd,  
Delray Beach, FL 33483  
Phone: +1 561-272-1094

<http://tropicbayfl.com/>

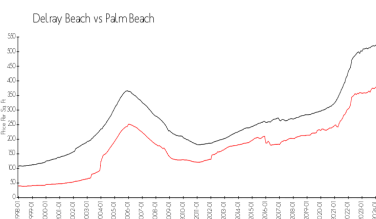
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
546	1,200 sq ft	Apr 2024	\$415,000	\$346
160	1,200 sq ft	Apr 2024	\$315,000	\$263
444	1,200 sq ft	Jan 2024	\$325,000	\$271
433	1,200 sq ft	Dec 2023	\$488,000	\$407
440	1,200 sq ft	Nov 2023	\$330,000	\$275
363	1,300 sq ft	Nov 2023	\$269,000	\$207

## Market Information



Tropic Bay: \$272/sq. ft.  
Delray Beach: \$371/sq. ft.



Delray Beach: \$371/sq. ft.  
Palm Beach: \$476/sq. ft.

## Inventory for Sale



Tropic Bay	3%
Delray Beach	2%
Palm Beach	3%

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

Tropic Bay	168 days
Delray Beach	54 days
Palm Beach	57 days