

# Unit 523 Trace Cir # 105 - Tivoli Trace

## 522-523-545-567-588-610-632-655&677

523 Trace Cir # 105 - 522 Trace Cir, Deerfield Beach, FL, Broward 33441

### Unit Information

MLS Number:	A11909239
Status:	Active
Size:	887 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$239,000
List PPSF:	\$269
Valuated Price:	\$214,000
Valuated PPSF:	\$241

*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:	184
Number of active listings for rent:	0
Number of active listings for sale:	6
Building inventory for sale:	3%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	0

### Building Association Information

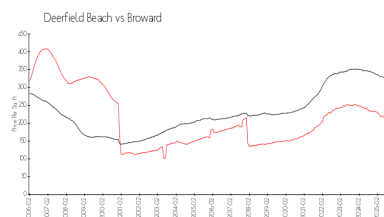
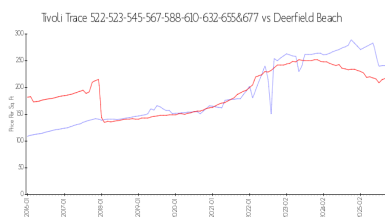
Tivoli Trace  
Address890 Trace Dr  
Deerfield Beach, Florida 33441  
Phone +1 954-429-1617

<https://tivolitrace.com/>

### Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
204	887 sq ft	Aug 2025	\$216,000	\$244
108	887 sq ft	Aug 2025	\$212,000	\$239
106	887 sq ft	Jun 2025	\$285,000	\$321
109	887 sq ft	Jun 2025	\$215,000	\$242
202	887 sq ft	Feb 2025	\$242,000	\$273

### Market Information



Tivoli Trace 522-523-545-567-588-610-632-655&677:  
Deerfield Beach: \$199/sq. ft.

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Broward: \$311/sq. ft.

### Inventory for Sale

Tivoli Trace 3%



Built in 1978/1986 - 184 units - 2 floors

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Deerfield Beach 4%

Broward 4%

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

Tivoli Trace 40 days

522-523-545-567-588-610-632-655&677

Deerfield Beach 87 days

Broward 88 days