

# Unit 522 Trace Cir # 209 - Tivoli Trace 522-523-545-567-588-610-632-655&677

522 Trace Cir # 209 - 522 Trace Cir, Deerfield Beach, FL, Broward 33441

## Unit Information

MLS Number: R11139192  
Status: Active  
Size: 887 Sq ft.  
Bedrooms: 2  
Full Bathrooms: 2  
Half Bathrooms: 0  
Parking Spaces: Assigned, Guest  
View:  
List Price: \$234,900  
List PPSF: \$265  
Valuated Price: \$223,000  
Valuated PPSF: \$251

*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: 9  
Building inventory for sale: 4%  
Number of sales over the last 12 months: 6  
Number of sales over the last 6 months: 0  
Number of sales over the last 3 months: 0

## Building Association Information

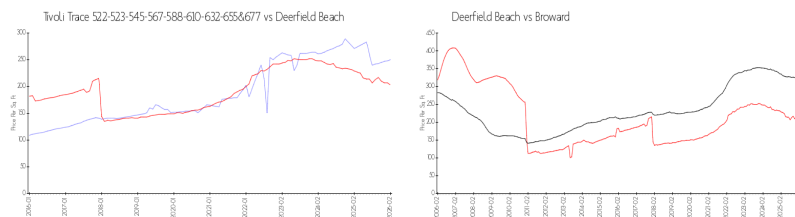
Tivoli Trace  
Address 890 Trace Dr  
Deerfield Beach, Florida 33441  
Phone +1 954-429-1617

<https://tivolitrace.com/>

## Recent Sales

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



Tivoli Trace 522-523-\$250/sq. ft.  
545-567-588-610-63  
2-655&677:  
Deerfield Beach: \$203/sq. ft.

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Broward: \$306/sq. ft.

## Inventory for Sale



|                                     |    |
|-------------------------------------|----|
| Tivoli Trace                        | 5% |
| 522-523-545-567-588-610-632-655&677 |    |
| Deerfield Beach                     | 8% |
| Broward                             | 6% |

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

|                                     |         |
|-------------------------------------|---------|
| Tivoli Trace                        | 39 days |
| 522-523-545-567-588-610-632-655&677 |         |
| Deerfield Beach                     | 88 days |
| Broward                             | 89 days |