

Unit 2554 Coco Plum Blvd # 601 - Bridge Pointe at Broken Sound

2554 Coco Plum Blvd # 601 - 2506 Coco Plum Blvd, Boca Raton, FL, Palm Beach 33496

Unit Information

MLS Number:	A11485169
Status:	Active
Size:	1,957 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$630,000
List PPSF:	\$322
Valuated Price:	\$599,000
Valuated PPSF:	\$306

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:	56
Number of active listings for rent:	0
Number of active listings for sale:	1
Building inventory for sale:	1%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

Building Association Information

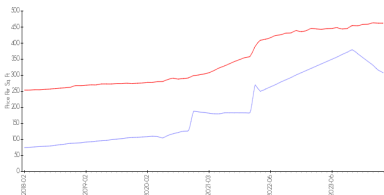
Broken Sound Master Association
 Address: 2701 NW 64th Blvd,
 Boca Raton, FL 33496
 Phone: +1 561-998-5813

Recent Sales

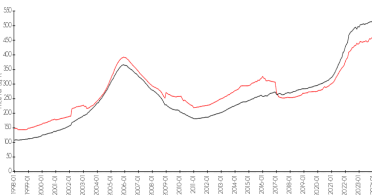
Unit #	Size	Closing Date	Sale Price	PPSF
1402	2,778 sq ft	Mar 2024	\$639,999	\$230
203	2,413 sq ft	Mar 2024	\$465,000	\$193
1002	2,778 sq ft	Oct 2023	\$918,000	\$330
704	2,322 sq ft	Aug 2023	\$825,000	\$355
1203	2,900 sq ft	May 2023	\$850,000	\$293

Market Information

Bridge Pointe at Broken Sound vs Boca Raton



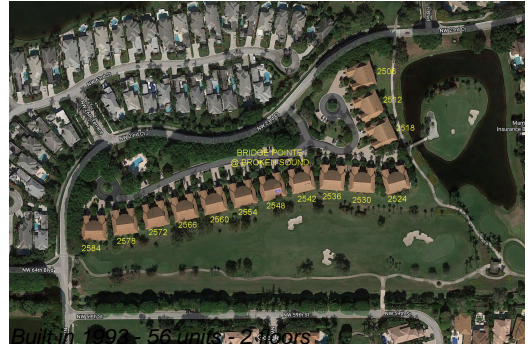
Boca Raton vs Palm Beach



Bridge Pointe at Broken Sound:	\$308/sq. ft.	Boca Raton:	\$462/sq. ft.
Boca Raton:	\$462/sq. ft.	Palm Beach:	\$468/sq. ft.

Inventory for Sale

Bridge Pointe at Broken Sound 2%



Boca Raton	3%
Palm Beach	3%

Avg. Time to Close Over Last 12 Months

Bridge Pointe at Broken Sound	48 days
Boca Raton	57 days
Palm Beach	56 days