

# Unit 1430 NW 48th Dr - Blue Lake Townhomes

1430 NW 48th Dr - 5005-5052 NW 16 Wy, Boca Raton, FL, Palm Beach 33431

## Unit Information

MLS Number: A11551431  
 Status: Active  
 Size: 1,354 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces  
 View:  
 List Price: \$600,000  
 List PPSF: \$443  
 Valuated Price: \$446,000  
 Valuated PPSF: \$329

*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.*

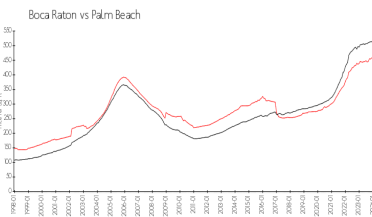
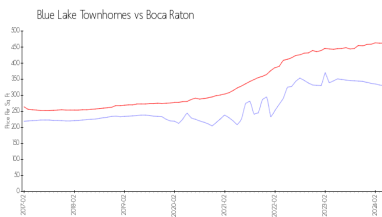
## Building Information

Number of units: 198  
 Number of active listings for rent: 0  
 Number of active listings for sale: 2  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	2,450 sq ft	Jan 2024	\$629,000	\$257
	2,450 sq ft	Nov 2023	\$630,000	\$257
	2,853 sq ft	Jul 2023	\$750,000	\$263
	2,679 sq ft	May 2023	\$705,000	\$263

## Market Information



Blue Lake Townhomes:	\$330/sq. ft.	Boca Raton:	\$462/sq. ft.
Boca Raton:	\$462/sq. ft.	Palm Beach:	\$468/sq. ft.

## Inventory for Sale

Blue Lake Townhomes: 1%  
 Boca Raton: 3%  
 Palm Beach: 3%

## Avg. Time to Close Over Last 12 Months

Blue Lake Townhomes: 69 days  
 Boca Raton: 57 days  
 Palm Beach: 56 days

