

Unit 2103 NW 53rd St - Cedar Cay at Broken Sound

2103 NW 53rd St - 2002-2299 NW 53 St, Boca Raton, FL, Palm Beach 33496

Unit Information

MLS Number:	A11563605
Status:	Active
Size:	2,262 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$710,000
List PPSF:	\$314
Valuated Price:	\$395,000
Valuated PPSF:	\$175

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:	105
Number of active listings for rent:	0
Number of active listings for sale:	9
Building inventory for sale:	8%
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

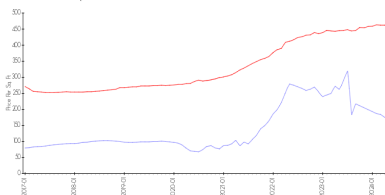
Cedar Cay HOA
2401 Willow Springs Dr
Boca Raton, FL,
+1 561-826-7908
+1 561-241-6800

Recent Sales

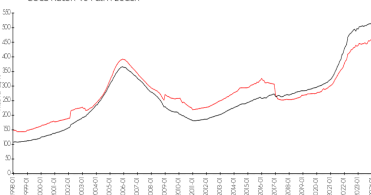
Unit #	Size	Closing Date	Sale Price	PPSF
	2,370 sq ft	Mar 2024	\$635,000	\$268
	1,919 sq ft	Mar 2024	\$575,000	\$300
	3,016 sq ft	Sep 2023	\$500,000	\$166
	2,049 sq ft	Aug 2023	\$590,000	\$288
	2,072 sq ft	Jul 2023	\$520,000	\$251

Market Information

Cedar Cay at Broken Sound vs Boca Raton



Boca Raton vs Palm Beach

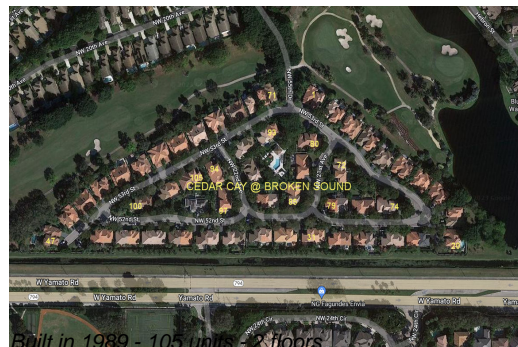


Cedar Cay at Broken \$175/sq. ft.
Sound:
Boca Raton: \$462/sq. ft.

Boca Raton: \$462/sq. ft.
Palm Beach: \$468/sq. ft.

Inventory for Sale

Cedar Cay at Broken Sound 9%



Boca Raton	3%
Palm Beach	3%

Avg. Time to Close Over Last 12 Months

Cedar Cay at Broken Sound	62 days
Boca Raton	57 days
Palm Beach	56 days