

# Unit 1509 - Chalfonte South

1509 - 550 S Ocean Blvd, Boca Raton, FL, Palm Beach 33432

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | A11577184                                |
| Status:         | Active                                   |
| Size:           | 1,351 Sq ft.                             |
| Bedrooms:       | 2  |
| Full Bathrooms: | 2  |
| Half Bathrooms: |  |
| Parking Spaces: | 1 Space, Assigned Parking, Guest Parking |
| View:           |  |
| List Price:     | \$1,799,000                              |
| List PPSF:      | \$1,332                                  |
| Valuated Price: | \$1,254,000                              |
| Valuated PPSF:  | \$928                                    |

*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:                         | 189 |
| Number of active listings for rent:      | 1   |
| Number of active listings for sale:      | 11  |
| Building inventory for sale:             | 5%  |
| Number of sales over the last 12 months: | 15  |
| Number of sales over the last 6 months:  | 14  |
| Number of sales over the last 3 months:  | 6   |

## Building Association Information

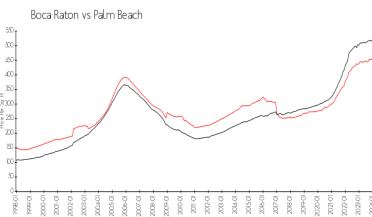
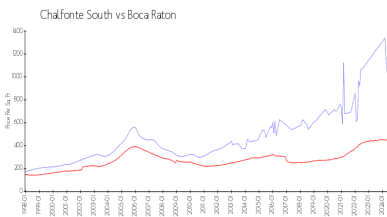
Chalfonte Condominium Association Inc  
 550 South Ocean Boulevard Ofc  
 Boca Raton, FL 33432  
 (561) 392-1530

<http://chalfonteboca.com>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF    |
|--------|-------------|--------------|-------------|---------|
| 508    | 1,878 sq ft | Jul 2024     | \$2,125,000 | \$1,132 |
| 405    | 1,712 sq ft | Jun 2024     | \$1,400,000 | \$818   |
| 1902   | 1,917 sq ft | Jun 2024     | \$1,980,000 | \$1,033 |
| 406    | 1,448 sq ft | May 2024     | \$1,350,000 | \$932   |
| 1506   | 1,712 sq ft | May 2024     | \$1,250,000 | \$730   |
| 1201   | 1,917 sq ft | May 2024     | \$1,750,000 | \$913   |

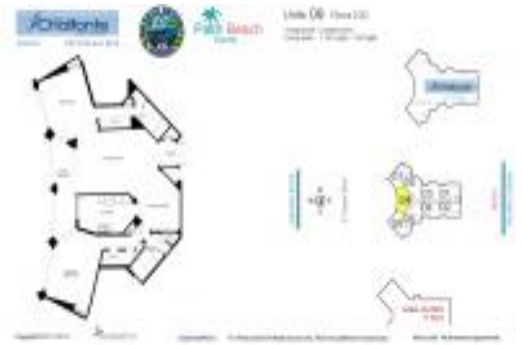
## Market Information



|                  |                |             |               |
|------------------|----------------|-------------|---------------|
| Chalfonte South: | \$1102/sq. ft. | Boca Raton: | \$435/sq. ft. |
| Boca Raton:      | \$435/sq. ft.  | Palm Beach: | \$474/sq. ft. |

## Inventory for Sale

Chalfonte South 6%



|            |    |
|------------|----|
| Boca Raton | 3% |
| Palm Beach | 3% |

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

|                 |         |
|-----------------|---------|
| Chalfonte South | 29 days |
| Boca Raton      | 59 days |
| Palm Beach      | 58 days |