

# Unit 2044 NW 52nd St - Cedar Cay at Broken Sound

2044 NW 52nd St - 2002-2299 NW 53 St, Boca Raton, FL, Palm Beach 33496

## Unit Information

MLS Number:	F10414226
Status:	Active
Size:	1,842 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	
View:	
Rental Price:	\$9,000
List PPSF:	\$5
Valuated Price:	\$509,000
Valuated PPSF:	\$276

*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.*

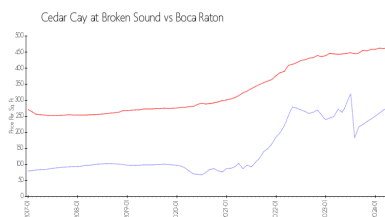
## Building Information

Number of units:	105
Number of active listings for rent:	0
Number of active listings for sale:	8
Building inventory for sale:	7%
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

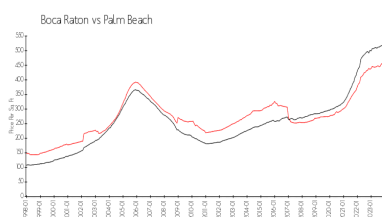
## Building Association Information

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

## Market Information



Cedar Cay at Broken Sound: \$277/sq. ft.  
Boca Raton: \$463/sq. ft.



Boca Raton: \$463/sq. ft.  
Palm Beach: \$475/sq. ft.

## Inventory for Sale

Cedar Cay at Broken Sound	8%
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

