

# Unit 420 - Boca Teeca 9

420 - 6400 NW 2 Av, Boca Raton, FL, Palm Beach 33487

## Unit Information

MLS Number: F10420534  
 Status: Active  
 Size: 1,316 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Assigned Parking  
 View: Garden View  
 List Price: \$349,000  
 List PPSF: \$265  
 Valuated Price: \$273,000  
 Valuated PPSF: \$207

*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: 117  
 Number of active listings for rent: 0  
 Number of active listings for sale: 8  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

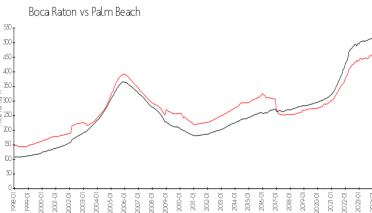
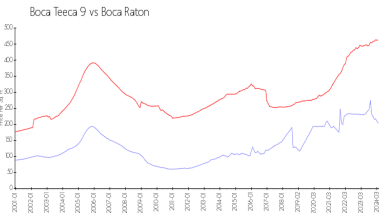
## Building Association Information

Boca Teeca Condominium No 9  
 198 NW 67th St  
 Boca Raton, FL 33487-8309  
 Tel: (561) 241-7654

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
315	1,316 sq ft	Apr 2024	\$270,000	\$205
210	1,316 sq ft	Feb 2024	\$358,000	\$272
217	1,414 sq ft	Jan 2024	\$305,000	\$216
108	1,414 sq ft	Nov 2023	\$325,000	\$230
205	1,316 sq ft	Oct 2023	\$360,000	\$274

## Market Information



Boca Teeca 9: \$204/sq. ft.  
 Boca Raton: \$462/sq. ft.  
 Boca Raton: \$462/sq. ft.  
 Palm Beach: \$468/sq. ft.

## Inventory for Sale

Boca Teeca 9: 7%  
 Boca Raton: 3%  
 Palm Beach: 3%



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

Boca Teeca 9	41 days
Boca Raton	57 days
Palm Beach	56 days