

# Unit 319 - Boca Teeca 3

319 - 5500 NW 2 Av, Boca Raton, FL, Palm Beach 33487

## Unit Information

MLS Number: F10427862  
 Status: Active Under Contract  
 Size: 1,050 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Guest Parking, Open Space Parking  
 View: Garden View, Golf View  
 List Price: \$249,900  
 List PPSF: \$238  
 Valuated Price: \$184,000  
 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: 168  
 Number of active listings for rent: 0  
 Number of active listings for sale: 9  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 13  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

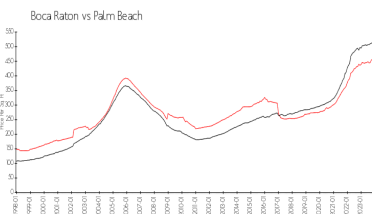
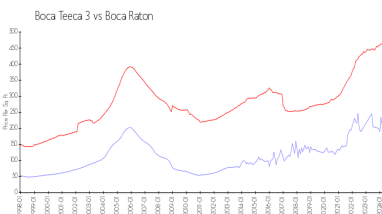
## Building Association Information

Boca Teeca Condominiums No 3 Inc  
 5500 NW 2nd Avenue  
 Boca Raton, FL 33487-3898  
 (561) 994-0801

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
124	1,200 sq ft	Mar 2024	\$275,000	\$229
318	1,050 sq ft	Feb 2024	\$228,000	\$217
525	1,200 sq ft	Jan 2024	\$205,000	\$171
208	1,050 sq ft	Aug 2023	\$260,000	\$248
308	1,050 sq ft	Aug 2023	\$199,900	\$190
604	1,200 sq ft	Aug 2023	\$247,000	\$206
415	1,200 sq ft	Aug 2023	\$255,000	\$213
708	1,050 sq ft	Aug 2023	\$210,000	\$200

## Market Information



Boca Teeca 3: \$189/sq. ft.      Boca Raton: \$462/sq. ft.  
 Boca Raton: \$462/sq. ft.      Palm Beach: \$468/sq. ft.

## Inventory for Sale

Boca Teeca 3      5%



Boca Raton	3%
Palm Beach	3%

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

Boca Teeca 3	34 days
Boca Raton	57 days
Palm Beach	56 days