

Unit 120 - Boca Teeca 10

120 - 5260 NW 2 Av, Boca Raton, FL, Palm Beach 33487

Unit Information

| | |
|-----------------|--|
| MLS Number: | F10434654 |
| Status: | Active |
| Size: | 1,715 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View: | Garden View,Golf View |
| List Price: | \$429,900 |
| List PPSF: | \$251 |
| Valuated Price: | \$414,000 |
| Valuated PPSF: | \$241 |

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: | 143 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 7 |
| Building inventory for sale: | 4% |
| Number of sales over the last 12 months: | 9 |
| Number of sales over the last 6 months: | 5 |
| Number of sales over the last 3 months: | 3 |

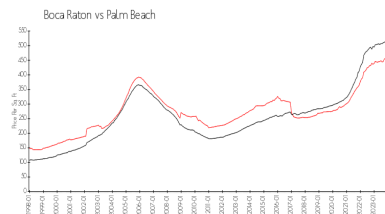
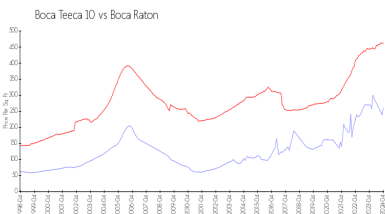
Building Association Information

Boca Teeca Condominium No 10 Inc
 5240 Nw 2nd Ave
 Boca Raton, Florida 33487-4811
 (561) 241-1732

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 417 | 1,435 sq ft | Apr 2024 | \$380,000 | \$265 |
| 412 | 1,300 sq ft | Mar 2024 | \$275,000 | \$212 |
| Ph-7 | 1,090 sq ft | Feb 2024 | \$280,000 | \$257 |
| 303 | 1,090 sq ft | Jan 2024 | \$264,000 | \$242 |
| PH-5 | 1,090 sq ft | Jan 2024 | \$227,500 | \$209 |

Market Information



| | | | |
|----------------|---------------|-------------|---------------|
| Boca Teeca 10: | \$262/sq. ft. | Boca Raton: | \$462/sq. ft. |
| Boca Raton: | \$462/sq. ft. | Palm Beach: | \$468/sq. ft. |

Inventory for Sale

| | |
|---------------|----|
| Boca Teeca 10 | 5% |
| Boca Raton | 3% |
| Palm Beach | 3% |



Built in 1984 - 143 units - 5 floors

Avg. Time to Close Over Last 12 Months

| | |
|---------------|---------|
| Boca Teeca 10 | 38 days |
| Boca Raton | 57 days |
| Palm Beach | 56 days |