

# Unit 23 Via de Casas Sur # 104 - South Lake

23 Via de Casas Sur # 104 - 1-23 Via de Casas Sur, Boynton Beach, FL, Palm Beach 33426

## Unit Information

MLS Number: F10435111  
 Status: Pending  
 Size: 996 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Covered Parking, Guest Parking  
 View: Lake  
 List Price: \$280,000  
 List PPSF: \$281  
 Valuated Price: \$226,000  
 Valuated PPSF: \$165

*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: 198  
 Number of active listings for rent: 0  
 Number of active listings for sale: 15  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 14  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 0

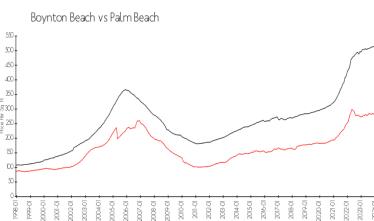
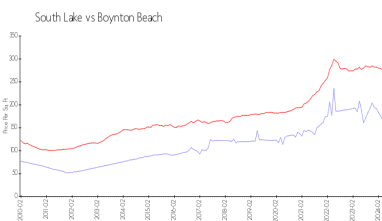
## Building Association Information

SOUTHLAKE I  
 CONDOMINIUM ASSOCIATION, INC.  
 Principal Address  
 1 VIA DE CASAS SUR  
 BOYNTON BEACH, FL 33426  
 Mailing Address  
 C/O CENTURY MANAGEMENT CONSULTANTS  
 2950 JOG ROAD  
 LAKE WORTH, FL 33467

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
203	1,486 sq ft	Feb 2024	\$310,000	\$209
201	1,096 sq ft	Jan 2024	\$292,500	\$267
101	996 sq ft	Dec 2023	\$264,000	\$265
102	1,187 sq ft	Nov 2023	\$284,000	\$239
103	996 sq ft	Nov 2023	\$295,000	\$296
204	1,054 sq ft	Nov 2023	\$285,000	\$270

## Market Information



South Lake: \$166/sq. ft.  
 Boynton Beach: \$276/sq. ft.  
 Boynton Beach: \$276/sq. ft.  
 Palm Beach: \$467/sq. ft.



## Inventory for Sale

South Lake	8%
Boynton Beach	2%
Palm Beach	3%

## Avg. Time to Close Over Last 12 Months

South Lake	45 days
Boynton Beach	48 days
Palm Beach	56 days