

# Unit PH-5 - Boca Teeca 10

PH-5 - 5260 NW 2 Av, Boca Raton, FL, Palm Beach 33487

## Unit Information

MLS Number:	F10435617
Status:	Active
Size:	1,090 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	Garden View
List Price:	\$365,000
List PPSF:	\$335
Valuated Price:	\$304,000
Valuated PPSF:	\$279



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

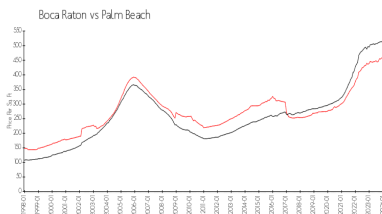
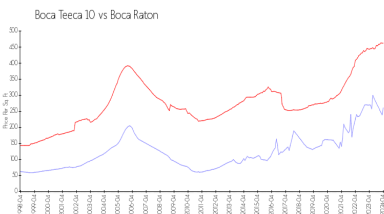
## Building Association Information

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%

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

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