

# Unit 204 - Boca Teeca 3

204 - 5500 NW 2 Av, Boca Raton, FL, Palm Beach 33487

## Unit Information

MLS Number:	F10443856
Status:	Closed
Size:	1,200 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Guest Parking
View:	Golf View
List Price:	\$254,900
List PPSF:	\$212
Valuated Price:	\$266,000
Valuated PPSF:	\$222

*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:	3
Building inventory for sale:	1%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	13
Number of sales over the last 3 months:	6

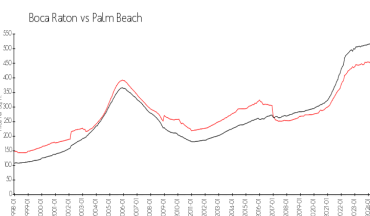
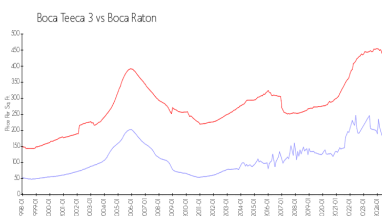
## Building Association Information

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
411	1,200 sq ft	Aug 2024	\$255,000	\$213
204	1,200 sq ft	Aug 2024	\$245,000	\$204
724	1,200 sq ft	Aug 2024	\$246,000	\$205
324	1,200 sq ft	Aug 2024	\$235,000	\$196
615	1,200 sq ft	Jul 2024	\$195,000	\$163

## Market Information



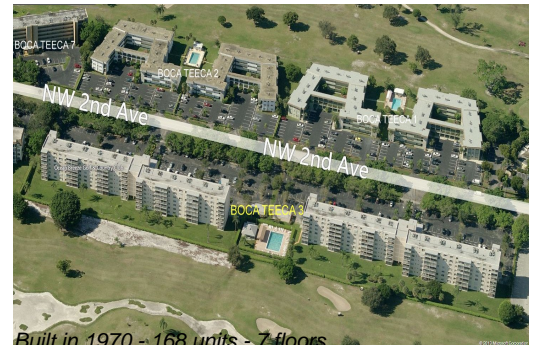
Boca Teeca 3:	\$208/sq. ft.	Boca Raton:	\$444/sq. ft.
Boca Raton:	\$444/sq. ft.	Palm Beach:	\$471/sq. ft.

## Inventory for Sale

Boca Teeca 3	2%
Boca Raton	3%
Palm Beach	3%

## Avg. Time to Close Over Last 12 Months

Boca Teeca 3	50 days
Boca Raton	59 days



Palm Beach

58 days