

# Unit 7604 Lexington Club Blvd # B - Lexington Club Villas

7604 Lexington Club Blvd # B - 7512-7978 Lexington Club Blvd, Delray Beach, FL,  
Palm Beach 33446

## Unit Information

MLS Number:	F10448380
Status:	Active
Size:	1,243 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Covered Parking,Guest Parking
View:	Other View
List Price:	\$295,000
List PPSF:	\$237
Valuated Price:	\$302,000
Valuated PPSF:	\$243

*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:	434
Number of active listings for rent:	0
Number of active listings for sale:	6
Building inventory for sale:	1%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	2

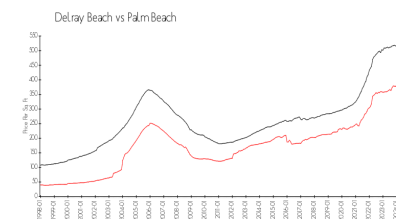
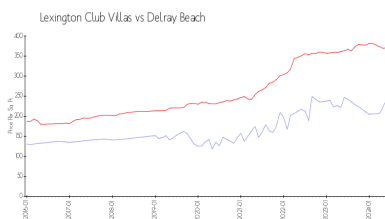
## Building Association Information

Lexington Club Villas  
Condominium Association Inc.  
7799 Lexington Club Blvd.,  
Delray Beach, FL - 33446  
Phone: 561-495-7436  
Fax: 561-495-7541  
Email: info@lexingtonboard.com

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
C	1,645 sq ft	Jul 2024	\$335,000	\$204
B	1,390 sq ft	May 2024	\$315,000	\$227
D	1,645 sq ft	Apr 2024	\$330,000	\$201
C	1,645 sq ft	Apr 2024	\$306,000	\$186
D	1,645 sq ft	Apr 2024	\$335,000	\$204
D	1,645 sq ft	Apr 2024	\$360,000	\$219
D	1,645 sq ft	Apr 2024	\$270,000	\$164

## Market Information



Lexington Club Villas: \$243/sq. ft.

Delray Beach: \$372/sq. ft.

Delray Beach: \$372/sq. ft. Palm Beach: \$474/sq. ft.

### **Inventory for Sale**

Lexington Club Villas	1%
Delray Beach	2%
Palm Beach	3%

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

Lexington Club Villas	38 days
Delray Beach	56 days
Palm Beach	58 days