

# Unit 7545 Lexington Club Blvd # A - Lexington Club Villas

7545 Lexington Club Blvd # A - 7512-7978 Lexington Club Blvd, Delray Beach, FL,  
Palm Beach 33446

## Unit Information

MLS Number: F10462161  
 Status: Active  
 Size: 1,532 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 2 Or More Spaces, Guest Parking  
 View: Lake  
 List Price: \$325,000  
 List PPSF: \$212  
 Valuated Price: \$269,000  
 Valuated PPSF: \$190

*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: 12  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 14  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 5

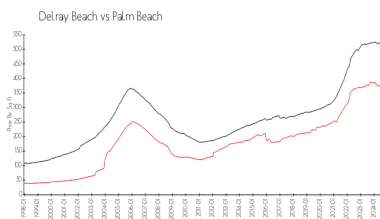
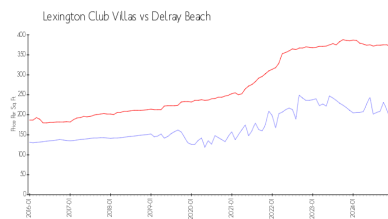
## Building Association Information

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
B	1,657 sq ft	Jan 2025	\$360,000	\$217
D	1,860 sq ft	Jan 2025	\$375,000	\$202
A	1,390 sq ft	Dec 2024	\$225,000	\$162
B	1,243 sq ft	Dec 2024	\$235,000	\$189
B	1,390 sq ft	Nov 2024	\$300,000	\$216

## Market Information



Lexington Club Villas:	\$190/sq. ft.	Delray Beach:	\$371/sq. ft.
Delray Beach:	\$371/sq. ft.	Palm Beach:	\$465/sq. ft.

## Inventory for Sale

Lexington Club Villas 3%



Delray Beach	3%
Palm Beach	4%

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

Lexington Club Villas	76 days
Delray Beach	59 days
Palm Beach	62 days