

# Unit 47 - Sun Flower

47 - 7200 NW 2 Ave, Boca Raton, FL, Palm Beach 33487

## Unit Information

MLS Number:	F10463999
Status:	Active
Size:	1,054 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	Other View
List Price:	\$284,900
List PPSF:	\$270
Valuated Price:	\$310,000
Valuated PPSF:	\$294

*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:	174
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	2%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

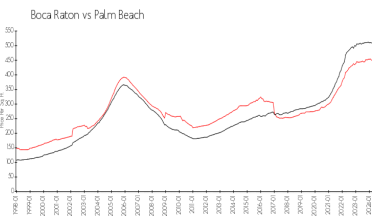
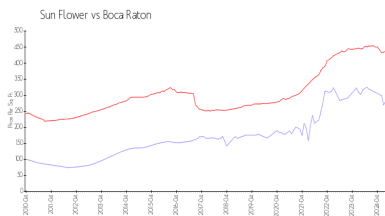
## Building Association Information

Sunflower Condominium Association Inc  
 7200 NW 2nd Avenue Apartment 175  
 Boca Raton, FL 33487  
 Phone: (561) 997-4090

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
106	1,054 sq ft	Sep 2024	\$335,000	\$318
152	1,054 sq ft	Aug 2024	\$335,000	\$318
83	1,054 sq ft	Jul 2024	\$285,000	\$270
100	1,054 sq ft	Jun 2024	\$315,000	\$299
1250	1,054 sq ft	Apr 2024	\$322,000	\$306

## Market Information



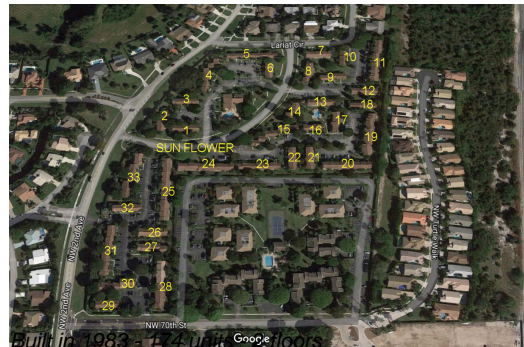
Sun Flower:	\$294/sq. ft.	Boca Raton:	\$431/sq. ft.
Boca Raton:	\$431/sq. ft.	Palm Beach:	\$466/sq. ft.

## Inventory for Sale

Sun Flower	2%
Boca Raton	4%
Palm Beach	4%

## Avg. Time to Close Over Last 12 Months

Sun Flower	40 days
Boca Raton	61 days



Palm Beach

60 days