

# Unit 2295 NW 53rd St - Cedar Cay at Broken Sound

2295 NW 53rd St - 2002-2299 NW 53 St, Boca Raton, FL, Palm Beach 33496

## Unit Information

MLS Number:	F10536172
Status:	Active
Size:	2,218 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$749,000
List PPSF:	\$338
Valuated Price:	\$568,000
Valuated PPSF:	\$256

*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:	105
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	2%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	4

## Building Association Information

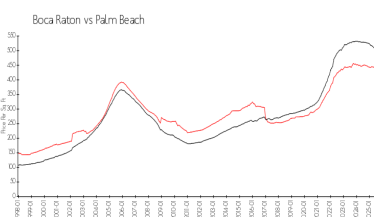
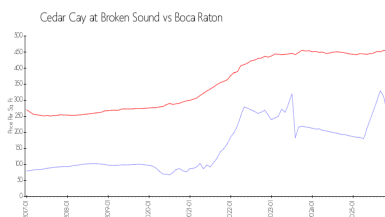
Cedar Cay HOA  
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Boca Raton, FL,  
+1 561-826-7908  
+1 561-241-6800

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,949 sq ft	Dec 2025	\$630,000	\$323
	2,262 sq ft	Nov 2025	\$550,000	\$243
	1,482 sq ft	Nov 2025	\$300,000	\$202
	2,310 sq ft	Oct 2025	\$715,000	\$310
	1,629 sq ft	Aug 2025	\$280,000	\$172
	1,842 sq ft	Aug 2025	\$525,000	\$285

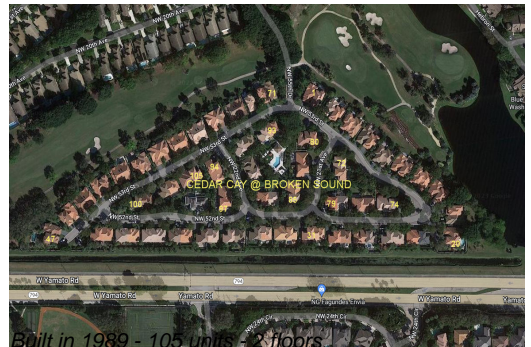
## Market Information



Cedar Cay at Broken Sound: \$255/sq. ft.  
Boca Raton: \$457/sq. ft.

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Palm Beach: \$452/sq. ft.

## Inventory for Sale



Cedar Cay at Broken Sound	3%
Boca Raton	3%
Palm Beach	3%

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

Cedar Cay at Broken Sound	97 days
Boca Raton	80 days
Palm Beach	77 days