

# Unit 123 - Boca Teeca 4

123 - 5961 NW 2 Av, Boca Raton, FL, Palm Beach 33487

## Unit Information

MLS Number:	F10537068
Status:	Active
Size:	1,200 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Guest Parking
View:	
List Price:	\$219,000
List PPSF:	\$183
Valuated Price:	\$232,000
Valuated PPSF:	\$193

*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:	166
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:	4
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

## Building Association Information

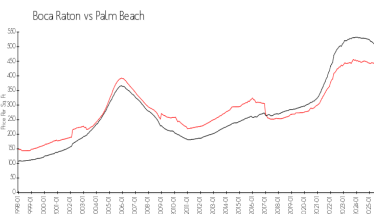
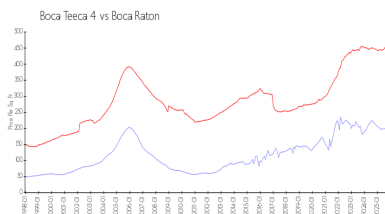
Boca Teeca 4  
6161 NW 2nd Avenue # OFC  
Boca Raton, FL 33487-2009  
(561) 912-1800

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
304	1,200 sq ft	Dec 2025	\$260,000	\$217
Four	1,050 sq ft	May 2025	\$149,000	\$142
5220	1,200 sq ft	May 2025	\$195,000	\$163
409	1,200 sq ft	Apr 2025	\$237,000	\$198

## Market Information

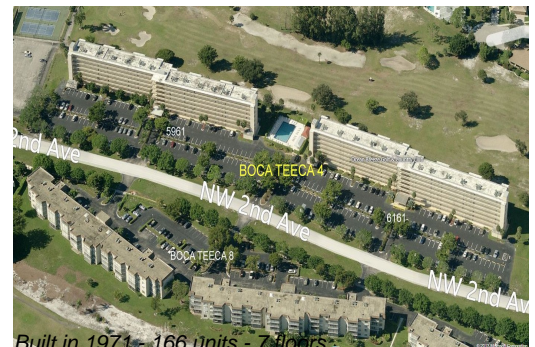


Boca Teeca 4:	\$200/sq. ft.	Boca Raton:	\$457/sq. ft.
Boca Raton:	\$457/sq. ft.	Palm Beach:	\$452/sq. ft.

## Inventory for Sale

Boca Teeca 4	2%
Boca Raton	3%
Palm Beach	3%

## Avg. Time to Close Over Last 12 Months



Boca Teeca 4  
Boca Raton  
Palm Beach

38 days  
80 days  
77 days