

# Unit 2201 NW 53rd St - Cedar Cay at Broken Sound

2201 NW 53rd St - 2002-2299 NW 53 St, Boca Raton, FL, Palm Beach 33496

## Unit Information

MLS Number:	RX-10537926
Status:	Active
Size:	2,158 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Driveway,Garage - Attached
View:	Garden,Golf
List Price:	\$119,900
List PPSF:	\$56
Valuated Price:	\$281,000
Valuated PPSF:	\$175

*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:	9
Building inventory for sale:	8%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

## Building Association Information

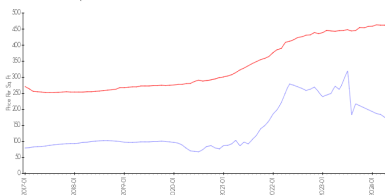
Cedar Cay HOA  
2401 Willow Springs Dr  
Boca Raton, FL,  
+1 561-826-7908  
+1 561-241-6800

## Recent Sales

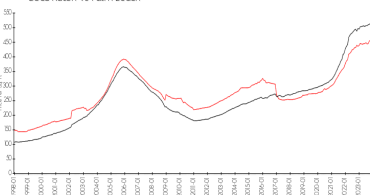
Unit #	Size	Closing Date	Sale Price	PPSF
	2,370 sq ft	Mar 2024	\$635,000	\$268
	1,919 sq ft	Mar 2024	\$575,000	\$300
	3,016 sq ft	Sep 2023	\$500,000	\$166
	2,049 sq ft	Aug 2023	\$590,000	\$288
	2,072 sq ft	Jul 2023	\$520,000	\$251

## Market Information

Cedar Cay at Broken Sound vs Boca Raton



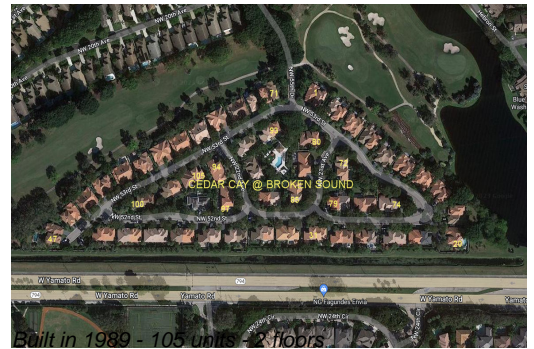
Boca Raton vs Palm Beach



Cedar Cay at Broken Sound:	\$175/sq. ft.	Boca Raton:	\$462/sq. ft.
Boca Raton:	\$462/sq. ft.	Palm Beach:	\$467/sq. ft.

## Inventory for Sale

Cedar Cay at Broken Sound	9%
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Boca Raton	3%
Palm Beach	3%

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

Cedar Cay at Broken Sound	55 days
Boca Raton	57 days
Palm Beach	56 days