

# Unit 1771 NW 42nd Dr - Spanish River Townhomes

1771 NW 42nd Dr - 4010-4051 NW 18 Wy, Boca Raton, FL, Palm Beach 33431

## Unit Information

MLS Number:	RX-10906150
Status:	Active
Size:	3,084 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2+ Spaces, Garage - Attached
View:	Preserve
List Price:	\$1,350,000
List PPSF:	\$438
Valuated Price:	\$1,345,000
Valuated PPSF:	\$530

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.

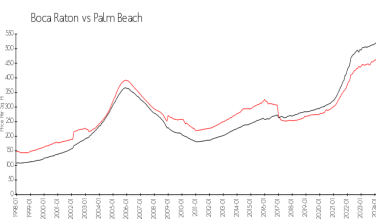
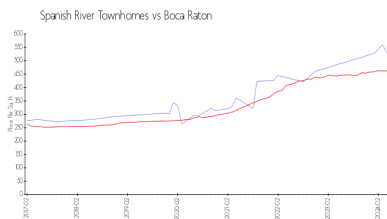
## Building Information

Number of units:	75
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	4%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1710	2,811 sq ft	Apr 2024	\$1,000,000	\$356
	3,084 sq ft	Mar 2024	\$1,417,500	\$460
	2,490 sq ft	Jan 2024	\$1,340,000	\$538
	2,811 sq ft	Dec 2023	\$1,107,500	\$394
	3,455 sq ft	Oct 2023	\$1,350,000	\$391

## Market Information



Spanish River Townhomes:	\$529/sq. ft.	Boca Raton:	\$462/sq. ft.
Boca Raton:	\$462/sq. ft.	Palm Beach:	\$468/sq. ft.

## Inventory for Sale

Spanish River Townhomes	4%
Boca Raton	3%
Palm Beach	3%

## Avg. Time to Close Over Last 12 Months

Spanish River Townhomes	35 days
Boca Raton	57 days
Palm Beach	56 days

