

# Unit 7819 Lakeside Blvd # 811 - Lakewood Midrise (3 to 10)

7819 Lakeside Blvd # 811 - 7738 Lakeside Blvd, Boca Raton, FL, Palm Beach 33434

## Unit Information

|                 |                 |
|-----------------|-----------------|
| MLS Number:     | RX-10910951     |
| Status:         | Active          |
| Size:           | 1,255 Sq ft.    |
| Bedrooms:       | 2               |
| Full Bathrooms: | 2               |
| Half Bathrooms: | 0               |
| Parking Spaces: | Assigned, Guest |
| View:           | Golf            |
| List Price:     | \$399,000       |
| List PPSF:      | \$318           |
| Valuated Price: | \$176,000       |
| Valuated PPSF:  | \$140           |

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:                         | 354 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 6   |
| Building inventory for sale:             | 1%  |
| Number of sales over the last 12 months: | 26  |
| Number of sales over the last 6 months:  | 14  |
| Number of sales over the last 3 months:  | 10  |

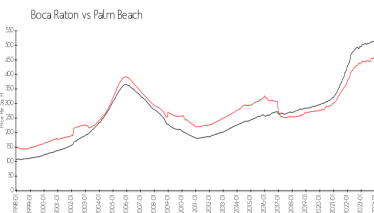
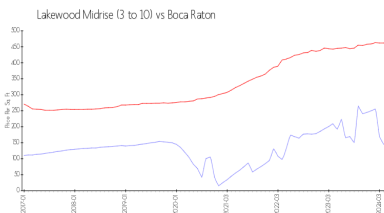
## Building Association Information

Lakewood Midrise  
 Address: 7738 Lakeside Blvd,  
 Boca Raton, FL 33434  
 Phone: +1 561-883-3300

## Recent Sales

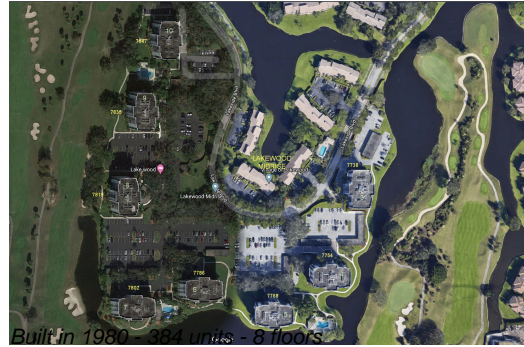
| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 846    | 1,050 sq ft | Apr 2024     | \$129,000  | \$123 |
| 1053   | 1,050 sq ft | Apr 2024     | \$80,000   | \$76  |
| 332    | 1,255 sq ft | Apr 2024     | \$230,000  | \$183 |
| 986    | 1,050 sq ft | Apr 2024     | \$212,000  | \$202 |
| 786    | 1,310 sq ft | Mar 2024     | \$250,000  | \$191 |
| 875    | 1,255 sq ft | Mar 2024     | \$260,000  | \$207 |
| 514    | 1,255 sq ft | Mar 2024     | \$145,000  | \$116 |

## Market Information



|                             |               |             |               |
|-----------------------------|---------------|-------------|---------------|
| Lakewood Midrise (3 to 10): | \$145/sq. ft. | Boca Raton: | \$462/sq. ft. |
| Boca Raton:                 | \$462/sq. ft. | Palm Beach: | \$468/sq. ft. |

## Inventory for Sale



|                            |    |
|----------------------------|----|
| Lakewood Midrise (3 to 10) | 2% |
| Boca Raton                 | 3% |
| Palm Beach                 | 3% |

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

|                            |         |
|----------------------------|---------|
| Lakewood Midrise (3 to 10) | 75 days |
| Boca Raton                 | 57 days |
| Palm Beach                 | 56 days |