

# Unit 5-F - Marbella

5-F - 250 S Ocean Blvd, Boca Raton, FL, Palm Beach 33432

## Unit Information

MLS Number: RX-10918816  
 Status: Active  
 Size: 1,526 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Garage - Building, Guest, Under Building, Vehicle Restrictions  
 View: City, Ocean  
 List Price: \$2,199,000  
 List PPSF: \$1,441  
 Valuated Price: \$2,089,000  
 Valuated PPSF: \$1,209

*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: 150  
 Number of active listings for rent: 5  
 Number of active listings for sale: 4  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

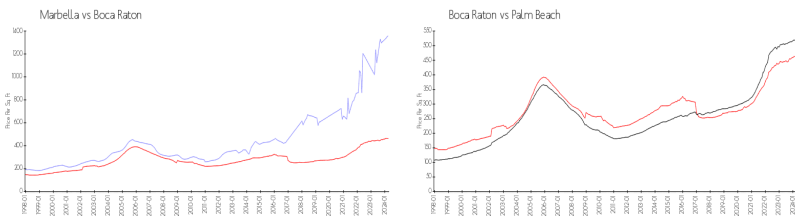
## Building Association Information

The Marbella Condominium Association Inc  
 250 S Ocean Boulevard # LFB  
 Boca Raton, FL 33432-6201  
 (561) 368-2869

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
11g	1,526 sq ft	Feb 2024	\$1,690,000	\$1,107
19a	1,780 sq ft	Jan 2024	\$2,200,000	\$1,236
8d	1,526 sq ft	Oct 2023	\$2,050,000	\$1,343
16g	1,526 sq ft	Jun 2023	\$1,925,000	\$1,261
9c	1,526 sq ft	May 2023	\$1,972,500	\$1,293

## Market Information



Marbella: \$1360/sq. ft.      Boca Raton: \$462/sq. ft.  
 Boca Raton: \$462/sq. ft.      Palm Beach: \$468/sq. ft.

## Inventory for Sale

Marbella 3%  
 Boca Raton 3%  
 Palm Beach 3%



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

Marbella	53 days
Boca Raton	57 days
Palm Beach	56 days