

# Unit 306 - Boca Teeca 3

306 - 5500 NW 2 Av, Boca Raton, FL, Palm Beach 33487

## Unit Information

MLS Number: RX-10955698  
 Status: Active  
 Size: 1,050 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Open  
 View: Other  
 List Price: \$275,000  
 List PPSF: \$262  
 Valuated Price: \$214,000  
 Valuated PPSF: \$204

*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: 168  
 Number of active listings for rent: 0  
 Number of active listings for sale: 9  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 13  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

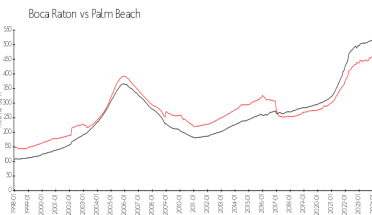
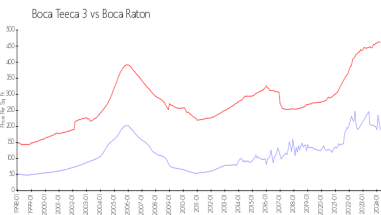
## Building Association Information

Boca Teeca Condominiums No 3 Inc  
 5500 NW 2nd Avenue  
 Boca Raton, FL 33487-3898  
 (561) 994-0801

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
124	1,200 sq ft	Mar 2024	\$275,000	\$229
318	1,050 sq ft	Feb 2024	\$228,000	\$217
525	1,200 sq ft	Jan 2024	\$205,000	\$171
208	1,050 sq ft	Aug 2023	\$260,000	\$248
308	1,050 sq ft	Aug 2023	\$199,900	\$190
604	1,200 sq ft	Aug 2023	\$247,000	\$206
415	1,200 sq ft	Aug 2023	\$255,000	\$213
708	1,050 sq ft	Aug 2023	\$210,000	\$200

## Market Information



Boca Teeca 3: \$189/sq. ft.  
 Boca Raton: \$462/sq. ft.  
 Boca Raton: \$462/sq. ft.  
 Palm Beach: \$468/sq. ft.

## Inventory for Sale

Boca Teeca 3: 5%  
 Boca Raton: 3%



Palm Beach

3%

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

Boca Teeca 3

34 days

Boca Raton

57 days

Palm Beach

56 days