

# Unit 12486 Crystal Pointe Dr # 201 - Crystal Pointe

12486 Crystal Pointe Dr # 201 - 12418-12659 Crystal Pointe Dr, Boynton Beach, FL, Palm Beach 33437

## Unit Information

MLS Number: RX-10962123  
 Status: Active  
 Size: 2,094 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Garage - Attached,Guest,2+ Spaces  
 View: Canal  
 List Price: \$399,000  
 List PPSF: \$191  
 Valuated Price: \$377,000  
 Valuated PPSF: \$218

*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: 216  
 Number of active listings for rent: 0  
 Number of active listings for sale: 5  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 4

## Building Association Information

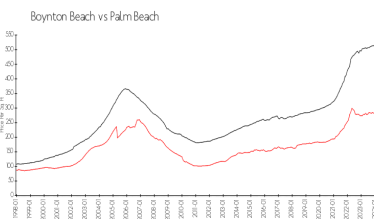
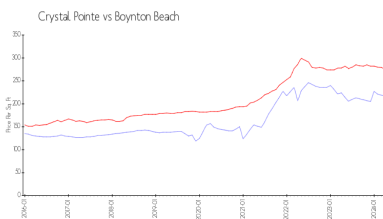
Crystal Pointe HOA  
 2600 Crystal Pointe Way  
 Palm Beach Gardens, FL 33410  
 Phone: 561-202-6219

<https://crystalpointehoa.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
101	1,600 sq ft	Mar 2024	\$360,000	\$225
101	2,094 sq ft	Mar 2024	\$314,500	\$150
102	2,008 sq ft	Mar 2024	\$379,000	\$189
101	1,729 sq ft	Feb 2024	\$360,000	\$208
201	1,861 sq ft	Jan 2024	\$430,000	\$231
202	2,094 sq ft	Jan 2024	\$405,000	\$193

## Market Information



Crystal Pointe: \$216/sq. ft.  
 Boynton Beach: \$276/sq. ft.

Boynton Beach: \$276/sq. ft.  
 Palm Beach: \$467/sq. ft.



## Inventory for Sale

Crystal Pointe	2%
Boynton Beach	2%
Palm Beach	3%

## Avg. Time to Close Over Last 12 Months

Crystal Pointe	52 days
Boynton Beach	48 days
Palm Beach	56 days