

# Unit 406 - Boca Teeca 4

406 - 5961 NW 2 Av, Boca Raton, FL, Palm Beach 33487

## Unit Information

MLS Number: RX-10962218  
 Status: Active  
 Size: 1,050 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Guest  
 View: Golf, Preserve  
 List Price: \$315,000  
 List PPSF: \$300  
 Valuated Price: \$217,000  
 Valuated PPSF: \$207

*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: 166  
 Number of active listings for rent: 0  
 Number of active listings for sale: 5  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 3

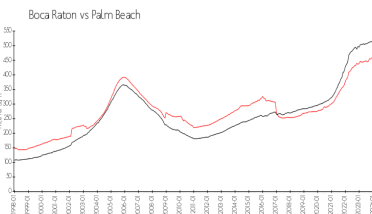
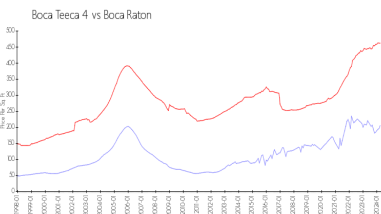
## Building Association Information

Boca Teeca 4  
 6161 NW 2nd Avenue # OFC  
 Boca Raton, FL 33487-2009  
 (561) 912-1800

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
307	1,050 sq ft	Apr 2024	\$215,000	\$205
106	1,050 sq ft	Mar 2024	\$195,000	\$186
102	1,200 sq ft	Mar 2024	\$236,000	\$197
420	1,050 sq ft	Nov 2023	\$190,000	\$181
501	1,200 sq ft	Oct 2023	\$200,000	\$167

## Market Information



Boca Teeca 4: \$207/sq. ft.  
 Boca Raton: \$462/sq. ft.  
 Boca Raton: \$462/sq. ft.  
 Palm Beach: \$468/sq. ft.

## Inventory for Sale

Boca Teeca 4: 3%  
 Boca Raton: 3%  
 Palm Beach: 3%



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

Boca Teeca 4	69 days
Boca Raton	57 days
Palm Beach	56 days