

# Unit 7860 Seville PI # 2204 - El Viento at Boca Pointe

7860 Seville PI # 2204 - 7860-7932 Seville PI, Boca Raton, FL, Palm Beach 33433

## Unit Information

MLS Number: RX-10971105  
 Status: Active  
 Size: 1,313 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Carport - Detached,Covered,Guest,Vehicle Restrictions  
 View: Golf,Lake,Pool  
 List Price: \$539,000  
 List PPSF: \$411  
 Valuated Price: \$426,000  
 Valuated PPSF: \$324

*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: 99  
 Number of active listings for rent: 0  
 Number of active listings for sale: 2  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

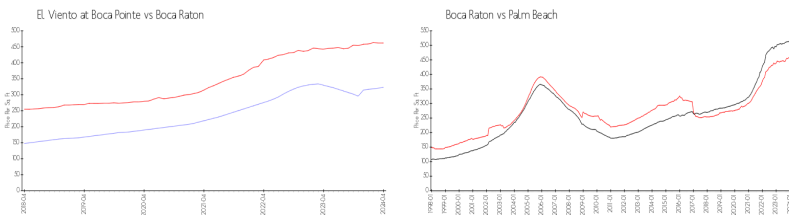
## Building Association Information

El Viento At Boca Pointe  
 Condominium Assn Inc  
 7918 Granada Place  
 Boca Raton, FL 33433  
 (561) 982-8633

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1301	1,368 sq ft	Apr 2024	\$375,000	\$274
2202	1,526 sq ft	Apr 2024	\$532,000	\$349
1303	1,468 sq ft	Dec 2023	\$460,000	\$313
603	1,468 sq ft	Oct 2023	\$420,000	\$286
103	1,323 sq ft	Sep 2023	\$425,000	\$321

## Market Information



El Viento at Boca Pointe:	\$323/sq. ft.	Boca Raton:	\$462/sq. ft.
Boca Raton:	\$462/sq. ft.	Palm Beach:	\$468/sq. ft.

## Inventory for Sale

El Viento at Boca Pointe	2%
Boca Raton	3%
Palm Beach	3%

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

El Viento at Boca Pointe	85 days
Boca Raton	57 days
Palm Beach	56 days