

# Unit 2315 N Congress Ave # 38 - Boynton Landings

2315 N Congress Ave # 38 - 2301 N Congress Ave, Boynton Beach, FL, Palm Beach 33426

## Unit Information

|                 |                       |
|-----------------|-----------------------|
| MLS Number:     | RX-10971695           |
| Status:         | Active Under Contract |
| Size:           | 887 Sq ft.            |
| Bedrooms:       | 2                     |
| Full Bathrooms: | 1                     |
| Half Bathrooms: | 0                     |
| Parking Spaces: | Open                  |
| View:           |                       |
| List Price:     | \$149,999             |
| List PPSF:      | \$169                 |
| Valuated Price: | \$163,000             |
| Valuated PPSF:  | \$184                 |

*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:                         | 196 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 19  |
| Building inventory for sale:             | 9%  |
| Number of sales over the last 12 months: | 14  |
| Number of sales over the last 6 months:  | 5   |
| Number of sales over the last 3 months:  | 3   |

## Building Association Information

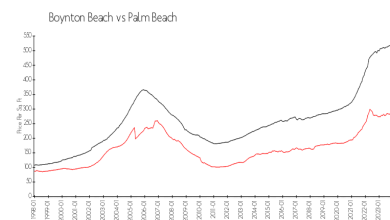
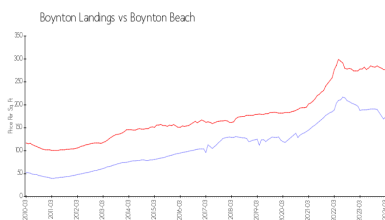
Boynton Landings Apartments  
Address: 2309 Congress Ave,  
Boynton Beach, FL 33426  
Phone: +1 561-364-8342

<http://www.boyntonlandings.com/>

## Recent Sales

| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
| 16     | 758 sq ft | Apr 2024     | \$190,000  | \$251 |
| 21     | 887 sq ft | Mar 2024     | \$140,000  | \$158 |
| 16     | 925 sq ft | Mar 2024     | \$175,000  | \$189 |
| 13     | 925 sq ft | Feb 2024     | \$162,000  | \$175 |
| 36     | 887 sq ft | Feb 2024     | \$145,000  | \$163 |

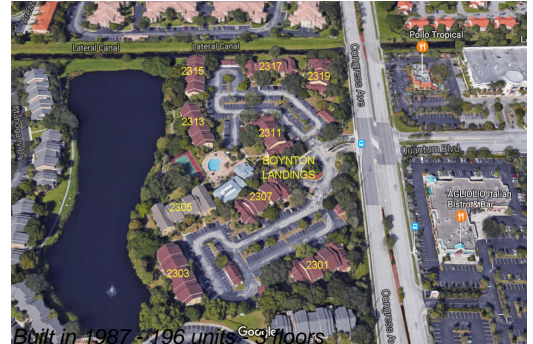
## Market Information



Boynton Landings: \$182/sq. ft.  
Boynton Beach: \$276/sq. ft.

Boynton Beach: \$276/sq. ft.  
Palm Beach: \$475/sq. ft.

## Inventory for Sale



|                  |     |
|------------------|-----|
| Boynton Landings | 10% |
| Boynton Beach    | 2%  |
| Palm Beach       | 3%  |

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

|                  |         |
|------------------|---------|
| Boynton Landings | 45 days |
| Boynton Beach    | 48 days |
| Palm Beach       | 56 days |