

# Unit 2649 Florida Blvd # 417 - Tropic Bay

2649 Florida Blvd # 417 - 901-931 Gardenia Dr, Delray Beach, FL, Palm Beach 33483

## Unit Information

MLS Number: RX-10973610  
 Status: Active  
 Size: 1,200 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Carport - Attached, Covered, Guest, Vehicle Restrictions  
 View: Intracoastal, Marina, Pool  
 List Price: \$445,000  
 List PPSF: \$371  
 Valuated Price: \$368,000  
 Valuated PPSF: \$307

*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: 399  
 Number of active listings for rent: 0  
 Number of active listings for sale: 11  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 21  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 2

## Building Association Information

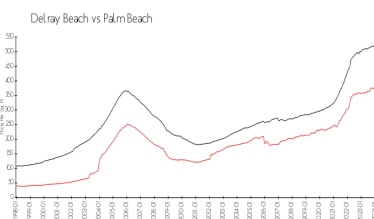
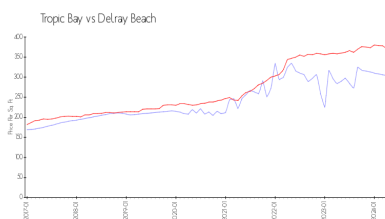
Tropic Bay Condominium  
 Address: 2801 Florida Blvd,  
 Delray Beach, FL 33483  
 Phone: +1 561-272-1094

<http://tropicbayfl.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
546	1,200 sq ft	Apr 2024	\$415,000	\$346
160	1,200 sq ft	Apr 2024	\$315,000	\$263
444	1,200 sq ft	Jan 2024	\$325,000	\$271
433	1,200 sq ft	Dec 2023	\$488,000	\$407
440	1,200 sq ft	Nov 2023	\$330,000	\$275
363	1,300 sq ft	Nov 2023	\$269,000	\$207

## Market Information



Tropic Bay: \$304/sq. ft.      Delray Beach: \$371/sq. ft.  
 Delray Beach: \$371/sq. ft.      Palm Beach: \$475/sq. ft.

## Inventory for Sale



Tropic Bay	3%
Delray Beach	3%
Palm Beach	3%

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

Tropic Bay	168 days
Delray Beach	54 days
Palm Beach	56 days