

Unit 2232 NW 52nd St - Cedar Cay at Broken Sound

2232 NW 52nd St - 2002-2299 NW 53 St, Boca Raton, FL, Palm Beach 33496

Unit Information

MLS Number: RX-10973633
 Status: Active
 Size: 2,025 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 2+ Spaces, Driveway, Garage - Attached, Vehicle Restrictions
 View: Garden
 List Price: \$460,000
 List PPSF: \$227
 Valuated Price: \$259,000
 Valuated PPSF: \$175

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: 105
 Number of active listings for rent: 0
 Number of active listings for sale: 9
 Building inventory for sale: 8%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 2

Building Association Information

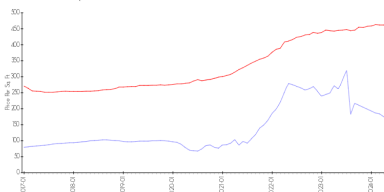
Cedar Cay HOA
 2401 Willow Springs Dr
 Boca Raton, FL,
 +1 561-826-7908
 +1 561-241-6800

Recent Sales

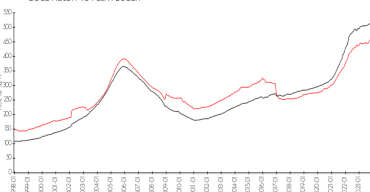
Unit #	Size	Closing Date	Sale Price	PPSF
	2,370 sq ft	Mar 2024	\$635,000	\$268
	1,919 sq ft	Mar 2024	\$575,000	\$300
	3,016 sq ft	Sep 2023	\$500,000	\$166
	2,049 sq ft	Aug 2023	\$590,000	\$288
	2,072 sq ft	Jul 2023	\$520,000	\$251

Market Information

Cedar Cay at Broken Sound vs Boca Raton

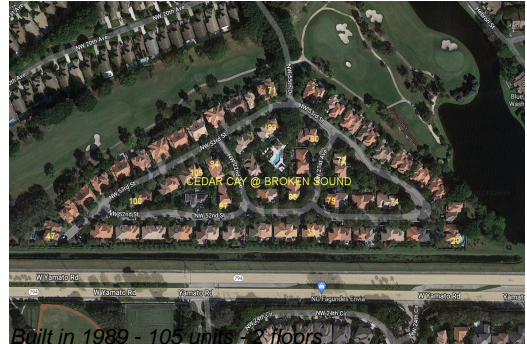


Boca Raton vs Palm Beach



Cedar Cay at Broken Sound: \$175/sq. ft.
 Boca Raton: \$462/sq. ft.
 Boca Raton: \$462/sq. ft.
 Palm Beach: \$468/sq. ft.

Inventory for Sale



Cedar Cay at Broken Sound	9%
Boca Raton	3%
Palm Beach	3%

Avg. Time to Close Over Last 12 Months

Cedar Cay at Broken Sound	62 days
Boca Raton	57 days
Palm Beach	56 days