

Unit 304 - Boca Teeca 10

304 - 5260 NW 2 Av, Boca Raton, FL, Palm Beach 33487

Unit Information

MLS Number:	RX-10977881
Status:	Active
Size:	1,200 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned,Deeded,Drive - Decorative,Guest
View:	Clubhouse,Garden,Pool,Tennis
List Price:	\$325,000
List PPSF:	\$271
Valuated Price:	\$298,000
Valuated PPSF:	\$273



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:	143
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	4%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

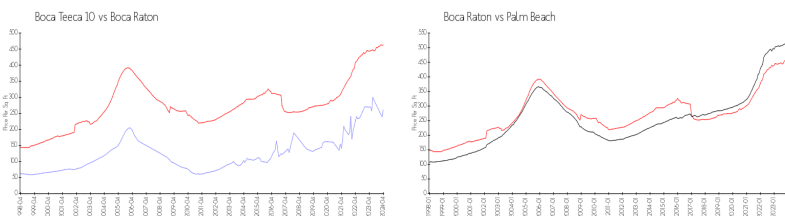
Building Association Information

Boca Teeca Condominium No 10 Inc
5240 Nw 2nd Ave
Boca Raton, Florida 33487-4811
(561) 241-1732

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
417	1,435 sq ft	Apr 2024	\$380,000	\$265
412	1,300 sq ft	Mar 2024	\$275,000	\$212
Ph-7	1,090 sq ft	Feb 2024	\$280,000	\$257
303	1,090 sq ft	Jan 2024	\$264,000	\$242
PH-5	1,090 sq ft	Jan 2024	\$227,500	\$209

Market Information



Boca Teeca 10:	\$262/sq. ft.	Boca Raton:	\$462/sq. ft.
Boca Raton:	\$462/sq. ft.	Palm Beach:	\$468/sq. ft.

Inventory for Sale

Boca Teeca 10	5%
Boca Raton	3%
Palm Beach	3%

Avg. Time to Close Over Last 12 Months

Boca Teeca 10	38 days
Boca Raton	57 days
Palm Beach	56 days