

# Unit 1053 Hythe C - Hythe at Century Village A B&C

1053 Hythe C - 1037-4054 Hythe C, Boca Raton, FL, Palm Beach 33434

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | RX-10984444  |
| Status:         | Active       |
| Size:           | 1,024 Sq ft. |
| Bedrooms:       | 2            |
| Full Bathrooms: | 2            |
| Half Bathrooms: | 0            |
| Parking Spaces: | Assigned     |
| View:           | Garden,Lake  |
| List Price:     | \$234,000    |
| List PPSF:      | \$229        |
| Valuated Price: | \$165,000    |
| Valuated PPSF:  | \$180        |

*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:                         | 216 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 19  |
| Building inventory for sale:             | 8%  |
| Number of sales over the last 12 months: | 6   |
| Number of sales over the last 6 months:  | 4   |
| Number of sales over the last 3 months:  | 1   |

## Building Association Information

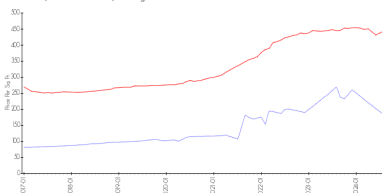
Century Village at Boca Raton  
Address: 19296 Lyons Rd,  
Boca Raton, FL 33434  
Phone: +1 561-451-1211

## Recent Sales

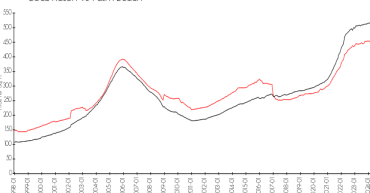
| Unit #      | Size        | Closing Date | Sale Price | PPSF  |
|-------------|-------------|--------------|------------|-------|
| 1033        | 1,024 sq ft | Aug 2024     | \$165,000  | \$161 |
|             | 1,024 sq ft | May 2024     | \$150,000  | \$146 |
| (3rd Floor) | 1,024 sq ft | Mar 2024     | \$189,900  | \$185 |
|             | 1,024 sq ft | Mar 2024     | \$170,000  | \$166 |
| 1016        | 896 sq ft   | Dec 2023     | \$235,000  | \$262 |

## Market Information

Hythe at Century Village A B&C vs Boca Raton



Boca Raton vs Palm Beach



|                                 |               |             |               |
|---------------------------------|---------------|-------------|---------------|
| Hythe at Century Village A B&C: | \$183/sq. ft. | Boca Raton: | \$444/sq. ft. |
| Boca Raton:                     | \$444/sq. ft. | Palm Beach: | \$471/sq. ft. |

## Inventory for Sale

|                                |    |
|--------------------------------|----|
| Hythe at Century Village A B&C | 9% |
| Boca Raton                     | 3% |
| Palm Beach                     | 3% |

## Avg. Time to Close Over Last 12 Months



|                                |          |
|--------------------------------|----------|
| Hythe at Century Village A B&C | 102 days |
| Boca Raton                     | 59 days  |
| Palm Beach                     | 58 days  |