

# Unit 23009 Clear Echo Dr # 80 - Pointe 100

23009 Clear Echo Dr # 80 - 6640-6712 Quiet Wave Trl, Boca Raton, FL, Palm Beach 33433

## Unit Information

MLS Number: RX-10990699  
 Status: Active  
 Size: 2,588 Sq ft.  
 Bedrooms: 4  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces:  
 View:  
 List Price: \$880,000  
 List PPSF: \$340  
 Valuated Price: \$794,000  
 Valuated PPSF: \$346

*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: 100  
 Number of active listings for rent: 0  
 Number of active listings for sale: 5  
 Building inventory for sale: 5%  
 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: 0

## Building Association Information

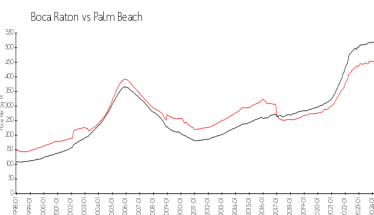
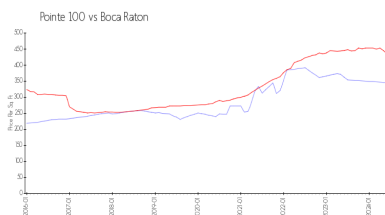
Boca Pointe Community Association  
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 Boca Raton, FL 33433  
 Phone Number:(561) 395-7551  
 Fax Number:(561) 395-5936  
 info@bocapointe.com

[https://www.bocapointe.com/index\\_normal.html](https://www.bocapointe.com/index_normal.html)

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
73	2,106 sq ft	Mar 2024	\$810,000	\$385
81	2,862 sq ft	Feb 2024	\$899,000	\$314
8	2,588 sq ft	Nov 2023	\$795,000	\$307
40	2,588 sq ft	Oct 2023	\$795,000	\$307
31	2,862 sq ft	Jul 2023	\$850,000	\$297

## Market Information



Pointe 100: \$346/sq. ft.  
 Boca Raton: \$435/sq. ft.

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 Palm Beach: \$474/sq. ft.

## Inventory for Sale



Pointe 100	5%
Boca Raton	3%
Palm Beach	3%

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

Pointe 100	65 days
Boca Raton	59 days
Palm Beach	58 days