

# Unit 12447 Crystal Pointe Dr # 202 - Crystal Pointe

12447 Crystal Pointe Dr # 202 - 12418-12659 Crystal Pointe Dr, Boynton Beach, FL, Palm Beach 33437

## Unit Information

MLS Number: RX-10992137  
 Status: Active  
 Size: 2,094 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 2+ Spaces, Driveway, Garage - Attached, Guest  
 View: Garden  
 List Price: \$430,000  
 List PPSF: \$205  
 Valuated Price: \$369,000  
 Valuated PPSF: \$213

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: 8  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 2

## Building Association Information

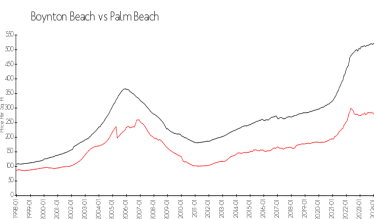
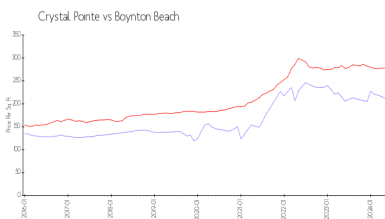
Crystal Pointe HOA  
 2600 Crystal Pointe Way  
 Palm Beach Gardens, FL 33410  
 Phone: 561-202-6219

<https://crystalpointehoa.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
101	1,729 sq ft	May 2024	\$344,950	\$200
101	1,600 sq ft	Mar 2024	\$360,000	\$225
101	2,094 sq ft	Mar 2024	\$314,500	\$150
102	2,008 sq ft	Mar 2024	\$379,000	\$189
101	1,729 sq ft	Feb 2024	\$360,000	\$208

## Market Information



Crystal Pointe: \$212/sq. ft.  
 Boynton Beach: \$278/sq. ft.

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 Palm Beach: \$474/sq. ft.

## **Inventory for Sale**

Crystal Pointe	4%
Boynton Beach	2%
Palm Beach	3%

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

Crystal Pointe	46 days
Boynton Beach	49 days
Palm Beach	57 days