

# Unit 2282 NW 52nd St - Cedar Cay at Broken Sound

2282 NW 52nd St - 2002-2299 NW 53 St, Boca Raton, FL, Palm Beach 33496

## Unit Information

MLS Number:	RX-10997350
Status:	Active
Size:	2,100 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2+ Spaces, Driveway, Garage - Attached
View:	Garden
List Price:	\$385,000
List PPSF:	\$183
Valuated Price:	\$381,000
Valuated PPSF:	\$248

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:	6
Building inventory for sale:	5%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

## Building Association Information

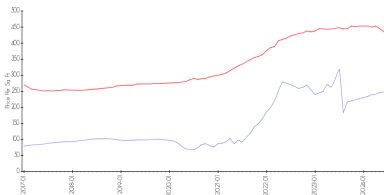
Cedar Cay HOA  
 2401 Willow Springs Dr  
 Boca Raton, FL,  
 +1 561-826-7908  
 +1 561-241-6800

## Recent Sales

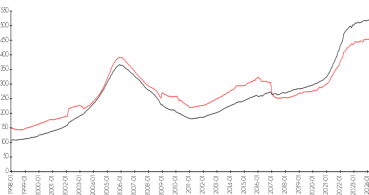
Unit #	Size	Closing Date	Sale Price	PPSF
	2,353 sq ft	Jun 2024	\$400,000	\$170
	2,370 sq ft	Mar 2024	\$635,000	\$268
	1,919 sq ft	Mar 2024	\$575,000	\$300
	3,016 sq ft	Sep 2023	\$500,000	\$166
	2,049 sq ft	Aug 2023	\$590,000	\$288

## Market Information

Cedar Cay at Broken Sound vs Boca Raton



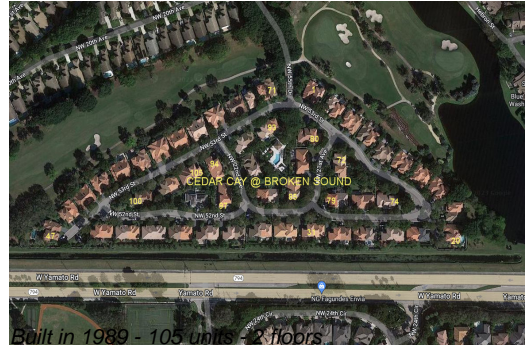
Boca Raton vs Palm Beach



Cedar Cay at Broken Sound:	\$248/sq. ft.	Boca Raton:	\$435/sq. ft.
Boca Raton:	\$435/sq. ft.	Palm Beach:	\$474/sq. ft.

## Inventory for Sale

Cedar Cay at Broken Sound 6%



Boca Raton	3%
Palm Beach	3%

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

Cedar Cay at Broken Sound	62 days
Boca Raton	59 days
Palm Beach	58 days