

Unit 2036 NW 52nd St - Cedar Cay at Broken Sound

2036 NW 52nd St - 2002-2299 NW 53 St, Boca Raton, FL, Palm Beach 33496

Unit Information

MLS Number: RX-11001771
 Status: Active
 Size: 1,968 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 2+ Spaces, Driveway, Garage - Attached, Vehicle Restrictions
 View: Garden
 List Price: \$379,000
 List PPSF: \$193
 Valuated Price: \$394,000
 Valuated PPSF: \$258

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: 5
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 3
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 0

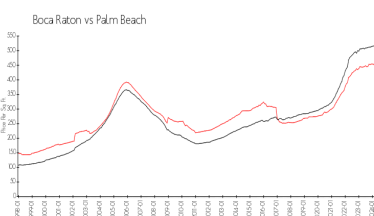
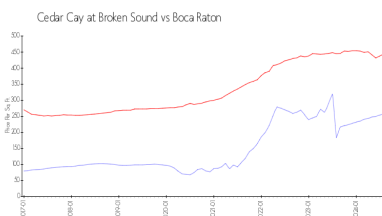
Building Association Information

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

Market Information

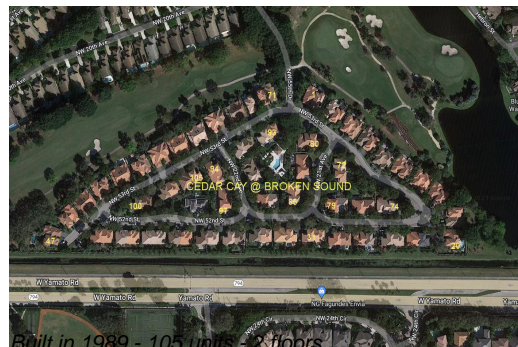


Cedar Cay at Broken Sound:	\$258/sq. ft.	Boca Raton:	\$444/sq. ft.
Boca Raton:	\$444/sq. ft.	Palm Beach:	\$471/sq. ft.

Inventory for Sale

Cedar Cay at Broken Sound	5%
Boca Raton	3%
Palm Beach	3%

Avg. Time to Close Over Last 12 Months



Cedar Cay at Broken Sound	53 days
Boca Raton	59 days
Palm Beach	59 days