

Unit 2218 NW 52nd St - Cedar Cay at Broken Sound

2218 NW 52nd St - 2002-2299 NW 53 St, Boca Raton, FL, Palm Beach 33496

Unit Information

MLS Number:	RX-11008989
Status:	Pending
Size:	1,923 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2+ Spaces, Garage - Attached
View:	Garden
List Price:	\$399,000
List PPSF:	\$207
Valuated Price:	\$299,000
Valuated PPSF:	\$202

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:	4
Building inventory for sale:	3%
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:	2

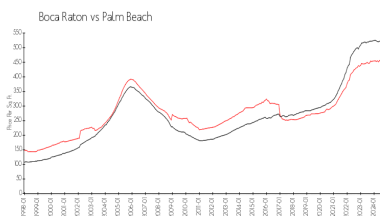
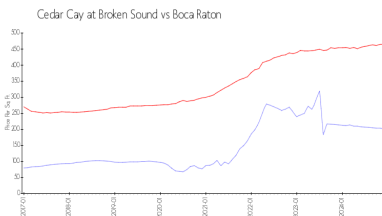
Building Association Information

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
	1,842 sq ft	Dec 2024	\$355,000	\$193
	2,168 sq ft	Nov 2024	\$560,000	\$258
	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

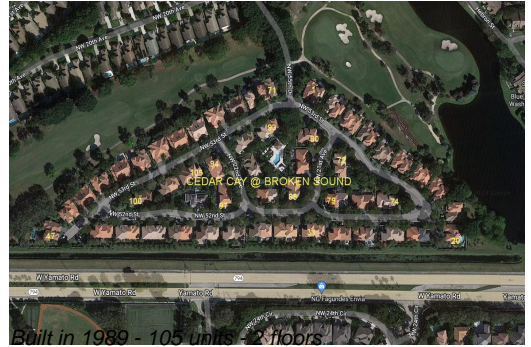
Market Information



Cedar Cay at Broken Sound:	\$202/sq. ft.	Boca Raton:	\$465/sq. ft.
Boca Raton:	\$465/sq. ft.	Palm Beach:	\$465/sq. ft.

Inventory for Sale

Cedar Cay at Broken Sound	4%
Boca Raton	4%
Palm Beach	4%



Avg. Time to Close Over Last 12 Months

Cedar Cay at Broken Sound	107 days
Boca Raton	62 days
Palm Beach	62 days