

# Unit 7519 La Paz Blvd # 401 - Lakes at La Paz (North Central & South)

7519 La Paz Blvd # 401 - 7505 La Paz Blvd, Boca Raton, FL, Palm Beach 33433

## Unit Information

MLS Number: RX-11010823  
 Status: Active  
 Size: 2,180 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Carport - Detached, Covered, Guest  
 View: Garden  
 List Price: \$479,000  
 List PPSF: \$220  
 Valuated Price: \$493,000  
 Valuated PPSF: \$283

*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: 96  
 Number of active listings for rent: 0  
 Number of active listings for sale: 3  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

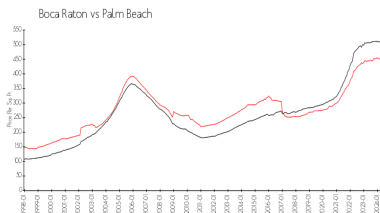
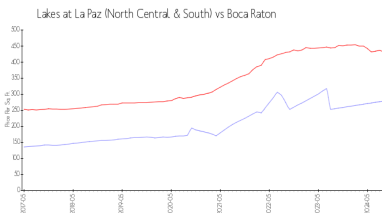
## Building Association Information

Lakes At La Paz Condo  
 Address: 7521 La Paz Blvd,  
 Boca Raton, FL 33433  
 Phone: +1 561-391-0629

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
307	1,382 sq ft	May 2024	\$379,000	\$274
108	2,180 sq ft	Mar 2024	\$400,000	\$183
401	1,742 sq ft	Feb 2024	\$455,000	\$261
302	1,382 sq ft	Feb 2024	\$395,000	\$286
108	2,180 sq ft	Dec 2023	\$527,000	\$242

## Market Information



Lakes at La Paz (North Central & South):	\$279/sq. ft.	Boca Raton:	\$431/sq. ft.
Boca Raton:	\$431/sq. ft.	Palm Beach:	\$466/sq. ft.

## Inventory for Sale

Lakes at La Paz (North Central & South) 3%  
 Boca Raton 4%  
 Palm Beach 4%



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

Lakes at La Paz (North Central & South)	49 days
Boca Raton	61 days
Palm Beach	60 days