

# Unit 202W - Boca Towers

202W - 2121 N Ocean Blvd, Boca Raton, FL, Palm Beach 33431

## Unit Information

MLS Number: RX-11011257  
 Status: Active  
 Size: 1,078 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Carport - Attached, Covered, Guest

View:  
 List Price: \$389,000  
 List PPSF: \$361  
 Valuated Price: \$344,000  
 Valuated PPSF: \$319

*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: 272  
 Number of active listings for rent: 5  
 Number of active listings for sale: 16  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 3

## Building Association Information

Boca Towers Condominium Association  
 2121 N Ocean Blvd, Boca Raton,  
 Florida 33431  
 561-391-6126

<http://www.bocatowerscondo.com/>

## Recent Sales

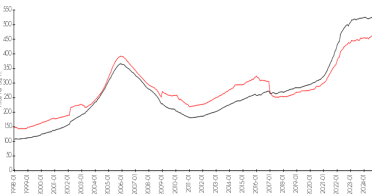
Unit #	Size	Closing Date	Sale Price	PPSF
1104w	1,031 sq ft	Dec 2024	\$360,000	\$349
706w	1,031 sq ft	Nov 2024	\$575,000	\$558
704W	1,031 sq ft	Oct 2024	\$370,000	\$359
1504w	1,031 sq ft	Oct 2024	\$575,000	\$558
309w	1,078 sq ft	Apr 2024	\$575,000	\$533

## Market Information

Boca Towers vs Boca Raton



Boca Raton vs Palm Beach



Boca Towers: \$369/sq. ft.  
 Boca Raton: \$465/sq. ft.

Boca Raton: \$465/sq. ft.  
 Palm Beach: \$464/sq. ft.

## Inventory for Sale

Boca Towers: 6%  
 Boca Raton: 4%  
 Palm Beach: 4%



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

Boca Towers	74 days
Boca Raton	62 days
Palm Beach	62 days