

Unit 2109 - Vizcaya Lakes (ex Villa Lago)

2109 - 1660 Renaissance Commons Blvd, Boynton Beach, FL, Palm Beach 33426

Unit Information

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|-----------------|------------------------------------|
| MLS Number: | RX-11011956 |
| Status: | Active |
| Size: | 1,341 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | Assigned,Covered,Garage - Building |
| View: | Lake |
| List Price: | \$279,000 |
| List PPSF: | \$208 |
| Valuated Price: | \$273,000 |
| Valuated PPSF: | \$220 |

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

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|--|-----|
| Number of units: | 328 |
| Number of active listings for rent: | 7 |
| Number of active listings for sale: | 16 |
| Building inventory for sale: | 4% |
| Number of sales over the last 12 months: | 11 |
| Number of sales over the last 6 months: | 1 |
| Number of sales over the last 3 months: | 1 |

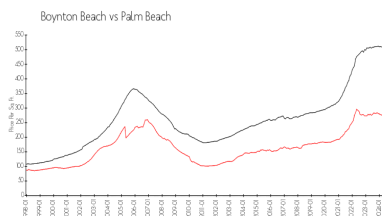
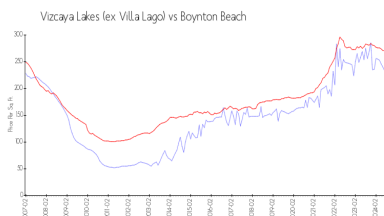
Building Association Information

Villa Lago Condo Association
1700 Renaissance Commons Boulevard
Boynton Beach, FL33426
(561) 572-0702

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|---------|
| 1314 | 1,137 sq ft | Oct 2024 | \$2,800,000 | \$2,463 |
| 2508 | 1,012 sq ft | May 2024 | \$316,000 | \$312 |
| 2607 | 1,137 sq ft | Apr 2024 | \$330,000 | \$290 |
| 1128 | 817 sq ft | Feb 2024 | \$225,000 | \$275 |
| 1402 | 1,241 sq ft | Feb 2024 | \$320,000 | \$258 |
| 1206 | 1,241 sq ft | Feb 2024 | \$308,000 | \$248 |
| 2505 | 1,460 sq ft | Feb 2024 | \$350,000 | \$240 |
| 2621 | 1,119 sq ft | Feb 2024 | \$269,000 | \$240 |

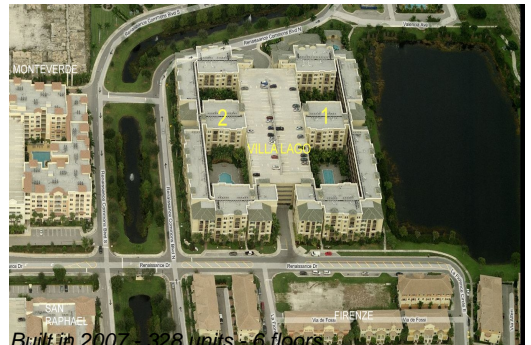
Market Information



| | | | |
|--------------------------------|---------------|----------------|---------------|
| Vizcaya Lakes (ex Villa Lago): | \$220/sq. ft. | Boynton Beach: | \$267/sq. ft. |
| Boynton Beach: | \$267/sq. ft. | Palm Beach: | \$466/sq. ft. |

Inventory for Sale

| | |
|-------------------------------|----|
| Vizcaya Lakes (ex Villa Lago) | 5% |
| Boynton Beach | 3% |
| Palm Beach | 4% |



Avg. Time to Close Over Last 12 Months

| | |
|-------------------------------|---------|
| Vizcaya Lakes (ex Villa Lago) | 38 days |
| Boynton Beach | 52 days |
| Palm Beach | 61 days |