

# Unit 81 Preston B - Preston at Century Village (A to I)

81 Preston B - 1-378 Preston, Boca Raton, FL, Palm Beach 33434

## Unit Information

|                 |             |
|-----------------|-------------|
| MLS Number:     | RX-11026897 |
| Status:         | Active      |
| Size:           | 945 Sq ft.  |
| Bedrooms:       | 2           |
| Full Bathrooms: | 1           |
| Half Bathrooms: | 1           |
| Parking Spaces: | Assigned    |
| View:           | Lake        |
| List Price:     | \$115,000   |
| List PPSF:      | \$122       |
| Valuated Price: | \$99,000    |
| Valuated PPSF:  | \$119       |

*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:                         | 378 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 29  |
| Building inventory for sale:             | 7%  |
| Number of sales over the last 12 months: | 12  |
| Number of sales over the last 6 months:  | 5   |
| Number of sales over the last 3 months:  | 4   |

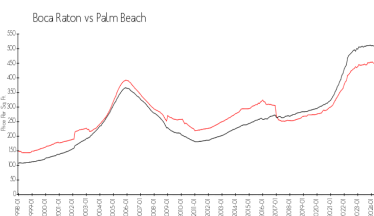
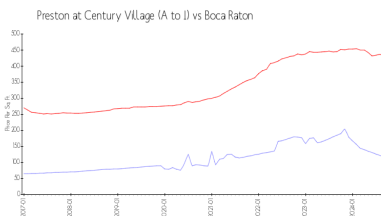
## Building Association Information

Century Village at Boca Raton  
Address: 19296 Lyons Rd,  
Boca Raton, FL 33434  
Phone: +1 561-451-1211

## Recent Sales

| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
|        | 945 sq ft | Nov 2024     | \$220,000  | \$233 |
|        | 675 sq ft | Oct 2024     | \$80,000   | \$119 |
|        | 945 sq ft | Oct 2024     | \$126,000  | \$133 |
|        | 810 sq ft | Sep 2024     | \$65,000   | \$80  |
|        | 675 sq ft | Aug 2024     | \$60,000   | \$89  |

## Market Information



|                                      |               |             |               |
|--------------------------------------|---------------|-------------|---------------|
| Preston at Century Village (A to I): | \$118/sq. ft. | Boca Raton: | \$431/sq. ft. |
| Boca Raton:                          | \$431/sq. ft. | Palm Beach: | \$466/sq. ft. |

## Inventory for Sale

|                                     |    |
|-------------------------------------|----|
| Preston at Century Village (A to I) | 8% |
| Boca Raton                          | 4% |
| Palm Beach                          | 4% |

## Avg. Time to Close Over Last 12 Months



|                                     |         |
|-------------------------------------|---------|
| Preston at Century Village (A to I) | 86 days |
| Boca Raton                          | 61 days |
| Palm Beach                          | 60 days |