

# Unit 12423 Crystal Pointe Dr # 101 - Crystal Pointe

12423 Crystal Pointe Dr # 101 - 12418-12659 Crystal Pointe Dr, Boynton Beach, FL, Palm Beach 33437

## Unit Information

MLS Number: RX-11033622  
 Status: Active  
 Size: 2,094 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Driveway, Garage - Attached, Guest, Vehicle Restrictions  
 View: Garden  
 List Price: \$309,000  
 List PPSF: \$148  
 Valuated Price: \$320,000  
 Valuated PPSF: \$196

*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: 216  
 Number of active listings for rent: 0  
 Number of active listings for sale: 3  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 1

## Building Association Information

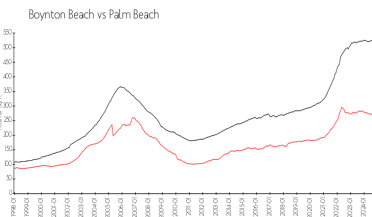
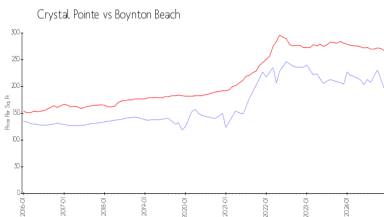
Crystal Pointe HOA  
 2600 Crystal Pointe Way  
 Palm Beach Gardens, FL 33410  
 Phone: 561-202-6219

<https://crystalpointehoa.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
201	1,729 sq ft	Dec 2024	\$370,000	\$214
201	2,094 sq ft	Sep 2024	\$345,000	\$165
102	2,094 sq ft	Aug 2024	\$270,000	\$129
101	1,600 sq ft	Aug 2024	\$312,500	\$195
102	2,008 sq ft	Jul 2024	\$340,000	\$169

## Market Information



Crystal Pointe: \$197/sq. ft.  
 Boynton Beach: \$267/sq. ft.  
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 Palm Beach: \$464/sq. ft.

## Inventory for Sale

Crystal Pointe 1%

Boynton Beach	3%
Palm Beach	4%

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

Crystal Pointe	60 days
Boynton Beach	52 days
Palm Beach	62 days