

# Unit 1604W - Boca Towers

1604W - 2121 N Ocean Blvd, Boca Raton, FL, Palm Beach 33431

## Unit Information

MLS Number: RX-11033912  
 Status: Active  
 Size: 1,300 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Garage - Attached  
 View: City, Intracoastal, Ocean, Preserve  
 List Price: \$800,000  
 List PPSF: \$615  
 Valuated Price: \$534,000  
 Valuated PPSF: \$472

*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: 9  
 Number of sales over the last 6 months: 3  
 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

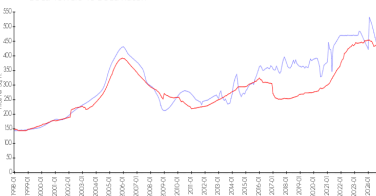
<http://www.bocatowerscondo.com/>

## Recent Sales

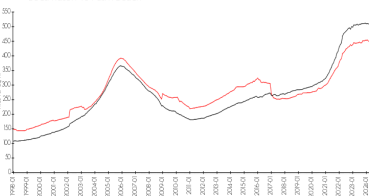
Unit #	Size	Closing Date	Sale Price	PPSF
706w	1,031 sq ft	Nov 2024	\$575,000	\$558
704W	1,031 sq ft	Oct 2024	\$370,000	\$359
1504w	1,031 sq ft	Oct 2024	\$575,000	\$558
309w	1,078 sq ft	Apr 2024	\$575,000	\$533
1607w	1,321 sq ft	Feb 2024	\$837,000	\$634
501w	1,078 sq ft	Feb 2024	\$520,000	\$482

## Market Information

Boca Towers vs Boca Raton



Boca Raton vs Palm Beach



Boca Towers: \$433/sq. ft.  
 Boca Raton: \$431/sq. ft.

Boca Raton: \$431/sq. ft.  
 Palm Beach: \$466/sq. ft.

## Inventory for Sale

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



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

Boca Towers	82 days
Boca Raton	61 days
Palm Beach	60 days