

# Unit 1203W - Boca Towers

1203W - 2121 N Ocean Blvd, Boca Raton, FL, Palm Beach 33431

## Unit Information

MLS Number: RX-11035053  
 Status: Active  
 Size: 734 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: Assigned,Covered,Garage - Building,Vehicle Restrictions  
 View: City,Intracoastal,Marina,Ocean,Pool  
 List Price: \$600,000  
 List PPSF: \$817  
 Valuated Price: \$318,000  
 Valuated PPSF: \$433

*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: 17  
 Building inventory for sale: 6%  
 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

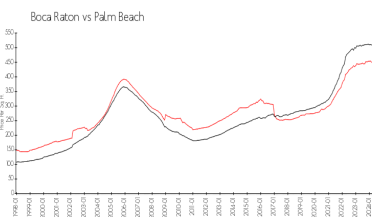
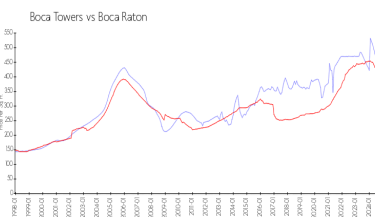
Boca Towers Condominium Association  
 2121 N Ocean Blvd, Boca Raton,  
 Florida 33431  
 561-391-6126

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

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 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 | 78 days |
| Boca Raton  | 61 days |
| Palm Beach  | 60 days |