

# Unit 3-F - Marbella

3-F - 250 S Ocean Blvd, Boca Raton, FL, Palm Beach 33432

## Unit Information

MLS Number: RX-11035471  
 Status: Active  
 Size: 1,526 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Carport - Detached, Guest  
 View: City, Ocean  
 List Price: \$1,495,000  
 List PPSF: \$980  
 Valuated Price: \$1,606,000  
 Valuated PPSF: \$929

*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: 150  
 Number of active listings for rent: 5  
 Number of active listings for sale: 4  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

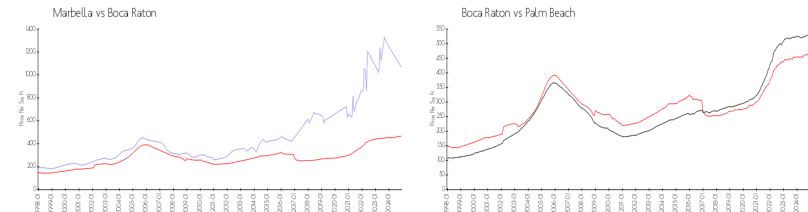
## Building Association Information

The Marbella Condominium Association Inc  
 250 S Ocean Boulevard # LFB  
 Boca Raton, FL 33432-6201  
 (561) 368-2869

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
9a	1,670 sq ft	Jan 2025	\$1,750,000	\$1,048
5f	1,526 sq ft	Sep 2024	\$1,875,000	\$1,229
16-F	1,728 sq ft	May 2024	\$1,600,000	\$926
11g	1,526 sq ft	Feb 2024	\$1,690,000	\$1,107

## Market Information



Marbella: \$1067/sq. ft.      Boca Raton: \$465/sq. ft.  
 Boca Raton: \$465/sq. ft.      Palm Beach: \$465/sq. ft.

## Inventory for Sale

Marbella: 3%  
 Boca Raton: 4%  
 Palm Beach: 4%

## Avg. Time to Close Over Last 12 Months

Marbella: 57 days  
 Boca Raton: 62 days  
 Palm Beach: 62 days

