

# Unit 6674 Montego Bay Blvd # D - Montego Bay at Boca Pointe

6674 Montego Bay Blvd # D - 6650-6776 Montego Bay Blvd, Boca Raton, FL, Palm Beach 33433

## Unit Information

MLS Number:	RX-11106695
Status:	Active
Size:	1,332 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Open
View:	
List Price:	\$389,000
List PPSF:	\$292
Valuated Price:	\$268,000
Valuated PPSF:	\$203

*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:	182
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	2%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

## Building Association Information

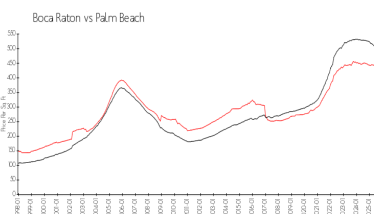
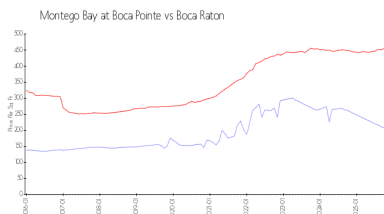
Boca Pointe Community Association  
Address: 6909 SW 18th St A120,  
Boca Raton, FL 33433  
Phone: +1 561-395-7551

[https://www.bocapointe.com/index\\_normal.html](https://www.bocapointe.com/index_normal.html)

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
E	1,841 sq ft	Oct 2025	\$513,000	\$279
A	1,380 sq ft	Aug 2025	\$385,000	\$279
F	1,319 sq ft	Aug 2025	\$314,000	\$238

## Market Information



Montego Bay at Boca Pointe:  
Boca Raton: \$202/sq. ft.  
\$457/sq. ft.

Boca Raton: \$457/sq. ft.  
Palm Beach: \$452/sq. ft.

## Inventory for Sale

Montego Bay at Boca Pointe	2%
Boca Raton	3%
Palm Beach	3%



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

Montego Bay at Boca Pointe	78 days
Boca Raton	80 days
Palm Beach	77 days