

Unit S-PH03 & S-PH04 - Addison on the Ocean (North & South)

S-PH03 & S-PH04 - 1500 S Ocean Blvd, Boca Raton, FL, Palm Beach 33432

Unit Information

MLS Number:	RX-11121059
Status:	Active
Size:	4,312 Sq ft.
Bedrooms:	4
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2+ Spaces,Assigned,Garage - Building
View:	City,Ocean
List Price:	\$6,999,000
List PPSF:	\$1,623
Valuated Price:	\$5,951,000
Valuated PPSF:	\$1,380

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:	172
Number of active listings for rent:	2
Number of active listings for sale:	4
Building inventory for sale:	2%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

Building Association Information

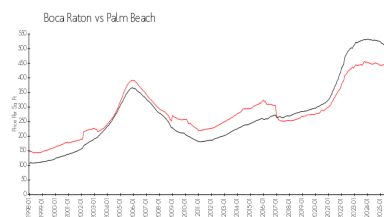
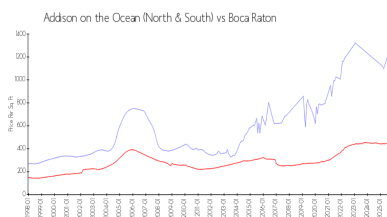
Addison Condominium Association
1500 S Ocean Boulevard
Boca Raton, FL33432-8529
(561) 395-3848

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
104n	2,156 sq ft	May 2025	\$1,555,000	\$721
S-1602	2,792 sq ft	Apr 2025	\$2,900,000	\$1,039
N-606	3,117 sq ft	Mar 2025	\$3,300,000	\$1,059
604	2,156 sq ft	Mar 2025	\$2,519,400	\$1,169
405	2,792 sq ft	Feb 2025	\$3,150,000	\$1,128

Market Information



Addison on the Ocean (North & South):	\$1320/sq. ft.	Boca Raton:	\$457/sq. ft.
Boca Raton:	\$457/sq. ft.	Palm Beach:	\$452/sq. ft.

Inventory for Sale

Addison on the Ocean (North & South) 2%

Boca Raton	3%
Palm Beach	3%

Avg. Time to Close Over Last 12 Months

Addison on the Ocean (North & South)	112 days
Boca Raton	80 days
Palm Beach	77 days