

# Unit 226 - Boca Teeca 10

226 - 5260 NW 2 Av, Boca Raton, FL, Palm Beach 33487

## Unit Information

MLS Number: RX-11124122  
 Status: Active  
 Size: 1,316 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 2+ Spaces,Assigned,Deeded,Drive - Circular,Guest  
 View: Garden,Golf  
 List Price: \$329,000  
 List PPSF: \$250  
 Valuated Price: \$243,000  
 Valuated PPSF: \$185

*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: 143  
 Number of active listings for rent: 0  
 Number of active listings for sale: 8  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 0

## Building Association Information

Boca Teeca Condominium No 10 Inc  
 5240 Nw 2nd Ave  
 Boca Raton, Florida 33487-4811  
 (561) 241-1732

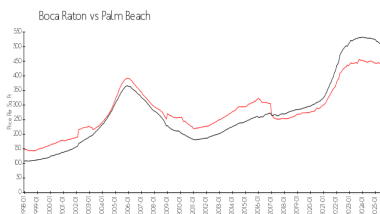
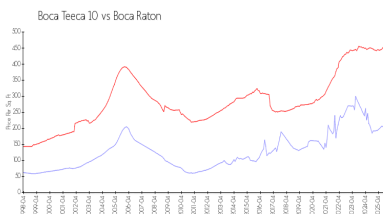
<https://>



## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 314    | 1,090 sq ft | Jul 2025     | \$182,500  | \$167 |
| PH-5   | 1,090 sq ft | Jul 2025     | \$295,000  | \$271 |
| 407    | 1,100 sq ft | Mar 2025     | \$223,000  | \$203 |
| 312    | 1,090 sq ft | Jan 2025     | \$221,000  | \$203 |

## Market Information



|                |               |             |               |
|----------------|---------------|-------------|---------------|
| Boca Teeca 10: | \$199/sq. ft. | Boca Raton: | \$457/sq. ft. |
| Boca Raton:    | \$457/sq. ft. | Palm Beach: | \$452/sq. ft. |

## Inventory for Sale

|               |    |
|---------------|----|
| Boca Teeca 10 | 6% |
| Boca Raton    | 3% |
| Palm Beach    | 3% |

## Avg. Time to Close Over Last 12 Months

Boca Teeca 10

Boca Raton

Palm Beach

89 days

80 days

77 days