

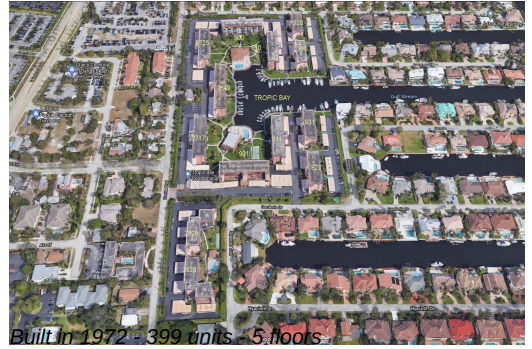
# Unit 2809 Florida Blvd # 308 - Tropic Bay

2809 Florida Blvd # 308 - 901-931 Gardenia Dr, Delray Beach, FL, Palm Beach 33483

## Unit Information

|                 |                                                                    |
|-----------------|--------------------------------------------------------------------|
| MLS Number:     | RX-11134064                                                        |
| Status:         | Active                                                             |
| Size:           | 1,200 Sq ft.                                                       |
| Bedrooms:       | 2                                                                  |
| Full Bathrooms: | 2                                                                  |
| Half Bathrooms: | 0                                                                  |
| Parking Spaces: | Assigned, Carport - Attached, Covered, Guest, Vehicle Restrictions |
| View:           | Canal, Garden, Intracoastal, Marina, Pool                          |
| List Price:     | \$355,000                                                          |
| List PPSF:      | \$296                                                              |
| Valuated Price: | \$304,000                                                          |
| Valuated PPSF:  | \$301                                                              |

*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:                         | 399 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 14  |
| Building inventory for sale:             | 3%  |
| Number of sales over the last 12 months: | 17  |
| Number of sales over the last 6 months:  | 7   |
| Number of sales over the last 3 months:  | 4   |

## Building Association Information

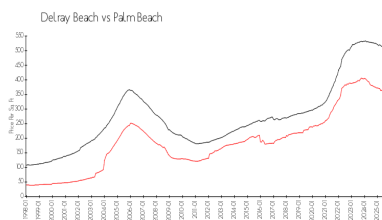
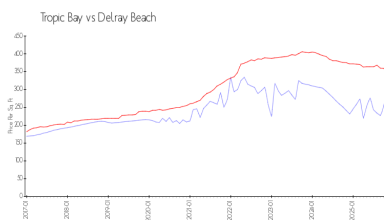
Tropic Bay Condominium  
Address: 2801 Florida Blvd,  
Delray Beach, FL 33483  
Phone: +1 561-272-1094

<https://tropicbayfl.com/>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 443    | 1,200 sq ft | Nov 2025     | \$365,000  | \$304 |
| 414    | 1,200 sq ft | Oct 2025     | \$518,000  | \$432 |
| 358    | 1,200 sq ft | Oct 2025     | \$375,000  | \$313 |
| 530    | 1,200 sq ft | Sep 2025     | \$278,000  | \$232 |
| 371    | 1,200 sq ft | Aug 2025     | \$260,000  | \$217 |
| 255    | 1,200 sq ft | Aug 2025     | \$130,000  | \$108 |

## Market Information



|               |               |               |               |
|---------------|---------------|---------------|---------------|
| Tropic Bay:   | \$301/sq. ft. | Delray Beach: | \$346/sq. ft. |
| Delray Beach: | \$346/sq. ft. | Palm Beach:   | \$453/sq. ft. |

## Inventory for Sale

|              |    |
|--------------|----|
| Tropic Bay   | 4% |
| Delray Beach | 2% |

|            |    |
|------------|----|
| Palm Beach | 2% |
|------------|----|

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

|              |          |
|--------------|----------|
| Tropic Bay   | 105 days |
| Delray Beach | 76 days  |
| Palm Beach   | 77 days  |