

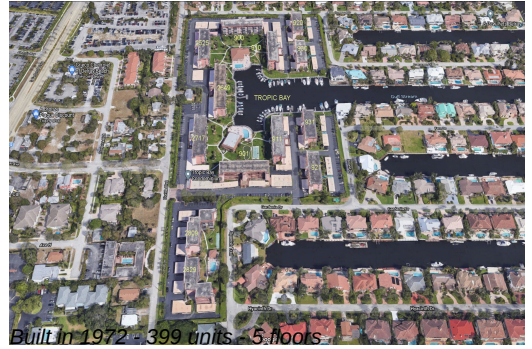
Unit 2809 Florida Blvd # 306 - Tropic Bay

2809 Florida Blvd # 306 - 901-931 Gardenia Dr, Delray Beach, FL, Palm Beach 33483

Unit Information

MLS Number:	RX-11147365
Status:	Active
Size:	1,009 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Carport - Detached, Guest
View:	Canal
List Price:	\$309,900
List PPSF:	\$307
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:	3

Building Association Information

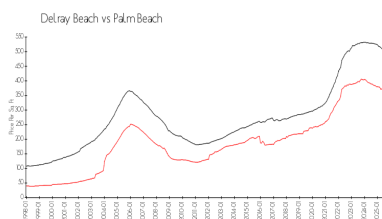
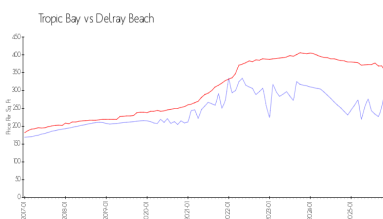
Tropic Bay Condominium
Address: 2801 Florida Blvd,
Delray Beach, FL 33483
Phone: +1 561-272-1094

<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:	\$353/sq. ft.
Delray Beach:	\$353/sq. ft.	Palm Beach:	\$452/sq. ft.

Inventory for Sale

Tropic Bay	4%
Delray Beach	2%
Palm Beach	3%

Avg. Time to Close Over Last 12 Months

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