

# Comparable Market Analysis

12333 Colony Preserve Drive, Boynton Beach, FL, 33436

Prepared for Samuel—Wednesday, March 5, 2025



**Marvin Charles**  
**KW Innovations**

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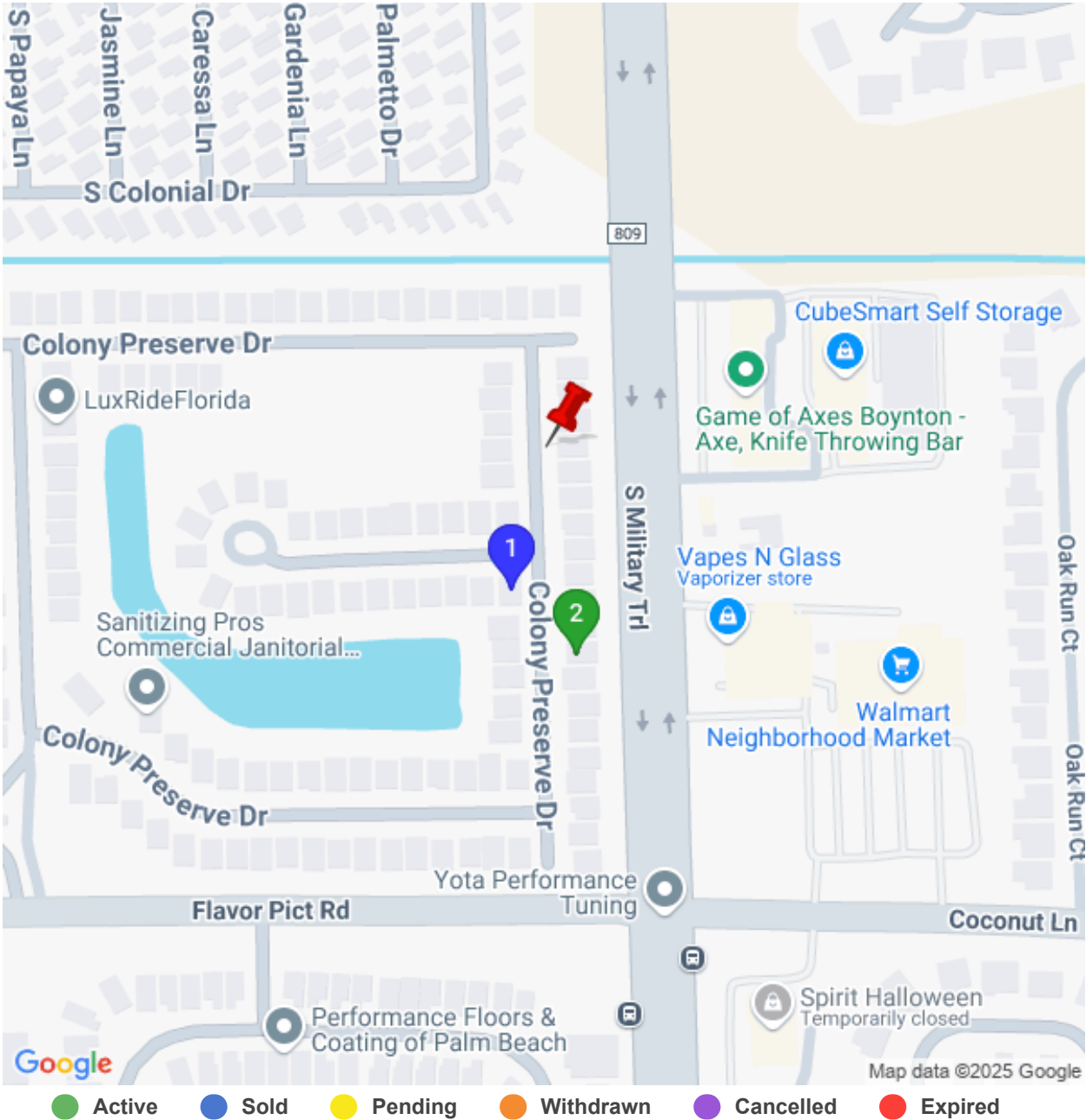
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License #: 3556343

*This report is not an appraisal and is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice. If an appraisal is desired, the services of a licensed appraiser should be obtained.*

Map of Subject And Comparable Properties



	Address	MLS #	Status	Distance from Subject
 Subject	12333 Colony Preserve Drive , Boynton Beach FL 33436			
1	5050 Greenwich Preserve Court , Boynton Beach FL 33436	AX-11607452	Closed	0.06m
2	12269 Colony Preserve Drive , Boynton Beach FL 33436	RX-11042034	Active	0.08m

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12333 Colony Preserve Drive , Boynton Beach FL 33436

Subject



Address	12333 Colony Preserve Drive , Boynton Beach, FL 33436
Total Bedrooms	4
Baths - Total	3.00
SqFt - Living	3057.00
Year Built	2005

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Comparable Properties

Subject

AX-11607452

RX-11042034



12333 Colony Preserve Drive  
Boynton Beach FL 33436

5050 Greenwich Preserve Court  
Boynton Beach FL

12269 Colony Preserve Drive  
Boynton Beach FL

Distance From Subject		0.06	0.08	
List Price		\$6,000	\$4,550	
Original List Price		\$6,000	\$4,995	
Sold Price		\$5,800		
Status		Closed	Active	
Status Date		08/06/2024	12/04/2024	
Days on Market			91	
Cumulative Days on Market			91	
Adjustment			+/-	+/-
Total Bedrooms	4	5	5	
Baths - Total	3	2.1	2.1	
SqFt - Living	3,057	3,057	3,300	
Year Built	2005	2005	2005	
Adjusted Price	\$5,800	\$5,800	\$4,550	

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Price Analysis



Low, Average, Median, and High Sold Prices



Summary of Closed Listings

MLS #	Address	List Price	DOM	CDOM	Sold Date	Sold Price	Total Adjustments	Adjusted Price
AX-11607452	5050 Greenwich Preserve Court, Boynton Beach FL	\$6,000			08/01/2024	\$5,800	-	\$5,800

Summary of Active Listings

MLS #	Address	Orig. List Price	DOM	CDOM	List Price	Total Adjustments	Adjusted Price
RX-11042034	12269 Colony Preserve Drive, Boynton Beach FL	\$4,995	91	91	\$4,550	-	\$4,550

Low, Average, Median, and High Comparisons

	Closed	Active	Overall
Low	\$5,800	\$4,550	\$4,550
Average	\$5,800	\$4,550	\$5,175
Median	\$5,800	\$4,550	\$5,175
High	\$5,800	\$4,550	\$5,800

Overall Market Analysis (Unadjusted)

Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Avg. Sale/List Price	Avg. SqFt - Living	Avg. List \$/SqFt - Living	Avg. Sold \$/SqFt - Living	Avg. DOM	Avg. CDOM
Closed	1	6,000	6,000	5,800	5,800	0.97	3,057	1.96	1.90	0	0
Active	1	4,550	4,550	0	0	0.00	3,300	1.38	0.00	91	91
Overall	2	10,550	5,275	5,800	5,800	0.97	3,178	1.67	1.90	46	46

**SELECTION CRITERIA FOR COMPARABLE PROPERTIES**  
Specified listings from the following search: Property type Rental; Inside the map search Polygon; Status of 'Active', 'Closed', 'Coming Soon', 'Pending', 'Active Under Contract'; Under Contract Date relative 366 days back; Rented Date relative 400 days back.



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12333 Colony Preserve Drive , Boynton Beach FL 33436

Listing Price Recommendation



Low	\$5,800
High	\$5,800
Recommended	\$5,800



## Rental Customer Report

5050 Greenwich Preserve Court, Boynton Beach, FL 33436 (United States)

Rental Price: \$6,000



MLS#: AX-11607452

St: Closed

Area: 4620

Type: Single Family Detached

Geo Area:

Parcel ID: 00424602260001230

City: Boynton Beach

County: Palm Beach

Year Built: 2005

Reason for Cancel:

Date Available: 06/15/2024

Subdivision: COLONY PRESERVE PUD

Front Exposure:

Pets Allowed: Yes

Development:

SqFt - Total:

Unit Floor #:

Waterfront: No

Waterfrontage:

Total Floors in Bldg:

Total Bedrooms: 5

Governing Bodies:

Ttl Units in Complex:

Baths - Full: 2

SqFt - Living: 3,057

Total Units in Bldg:

Baths - Half: 1

HOPA: No Hopa

Damage Deposit:

Baths - Total: 2.1

Private Pool: No

Security:

RentSpree Screening:

Rental Application URL:

Negotiable Seller Concessions YN:

Virtual Tour: [Click to View Virtual Tour](#)

Application Fee: 250

Damage Deposit:

1st Month Deposit:

January: February: March: April: May: June: July: August: September: October: November: December:

Legal Desc: COLONY PRESERVE PUD LT 123

Directions:

Min Days for Lease:

Furn Annual Rent:

Unfurn Annual Rent:

Last Month Deposit:

Furn Seasonal Rent:

Unfurn Seasonal Rent:

Furn Off Season Rent:

Unfurn Off Season Rnt:

LD: 06/17/2024

Garage Spaces: 3

Tenant Pays:

Subdiv Amenities: Clubhouse; Fitness Center; Pool

Membership:

Exterior Features: Fence

Equip/Appl Included: Auto Garage Open; Disposal; Dryer; Fire Alarm; Ice Maker; Refrigerator; Washer

Unit Desc:

Rooms:

Furnished: Unfurnished

Security: Gate - Manned

Type: Single Family Detached

Rented Price: \$5,800

Sold Price Sqft: \$1.9

Terms of Sale:

Rented Date: 08/01/2024

**Public Remarks:** Fully remodeled 5BD|2.5BA plus LOFT, 3 car garage, and 3000+ sqft under air home at the Colony Preserve. Enter into eye catching Great Room with 18 ft cathedral ceilings allowing for lots of natural light. Updated custom kitchen with oversized island with natural quartzite counter tops, SS smart appliances, hands-free faucet, wine refrigerator plus farm house sink, which is next to oversized family room. Tons of features: 2 brand new A/Cs, newer smart appliances, WiFi thermostats, hybrid water heater, new water filtration and irrigation system, ring door bell, WiFi keypad locks, etc. Stairs and upper level are all bamboo wood floors. Upper floor includes 4 bedrooms and loft. Double sinks in both guest and master bathrooms.

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## Rental Customer Report

12269 Colony Preserve Drive, Boynton Beach, FL 33436 (United States)

Rental Price: \$4,550

MLS#: RX-11042034

St: Active

Area: 4620

Type: Single Family

Geo Area: PB14

Parcel ID:

00424602260000510

City: Boynton Beach

County: Palm Beach

Year Built: 2005

For Sale: No

Reason for Cancel:

Orig. LP: \$4,995

Elementary School: Hagen Road

Elementary School

Middle School: Carver Community Middle

School

High School: Atlantic High School

**Date****Available:** 02/15/2025

<b>Subdivision:</b> COLONY PRESERVE PUD	<b>Front Exposure:</b> West	<b>Pets Allowed:</b> Restricted
<b>Development:</b> COLONY PRESERVE PUD	<b>SqFt - Total:</b> 3,517	<b>Unit Floor #:</b> 1
<b>Waterfront:</b> No	<b>Waterfrontage:</b>	<b>Total Floors in Bldg:</b> 2
<b>Total Bedrooms:</b> 5	<b>Governing Bodies:</b> HOA	<b>Ttl Units in Complex:</b> 147
<b>Baths - Full:</b> 2	<b>SqFt - Living:</b> 3,300	<b>Total Units in Bldg:</b>
<b>Baths - Half:</b> 1	<b>HOPA:</b> No Hopa	<b>Damage Deposit:</b> 1
<b>Baths - Total:</b> 2.1	<b>Private Pool:</b> No	
<b>Security:</b>		<b>RentSpree Screening:</b> No

**Negotiable Seller Concessions YN:** Yes**Virtual Tour:** [Click to View Virtual Tour](#)

<b>Application Fee:</b> 250			<b>Min Days for Lease:</b> 360			<b>Last Month Deposit:</b> 4,750					
<b>Damage Deposit:</b> 1			<b>Furn Annual Rent:</b>			<b>Furn Seasonal Rent:</b>			<b>Furn Off Season Rent:</b>		
<b>1st Month Deposit:</b> 4,750			<b>Unfurn Annual Rent:</b>			<b>Unfurn Seasonal Rent:</b>			<b>Unfurn Off Season Rnt:</b>		
<b>Pet Fee:</b> 350			<b>Pet Fee Description:</b> Non-Refundable			<b>Maximum Number of Pets:</b> 2					
<b>January:</b>	<b>February:</b>	<b>March:</b>	<b>April:</b>	<b>May:</b>	<b>June:</b>	<b>July:</b>	<b>August:</b>	<b>September:</b>	<b>October:</b>	<b>November:</b>	<b>December:</b>
Annual	Annual	Annual	Annual	Annual	Annual	Annual	Annual	Annual	Annual	Annual	Annual
<b>Legal Desc:</b> COLONY PRESERVE PUD LT 51											
<b>Directions:</b>											

**LD:** 12/04/2024**Garage Spaces:** 2**Tenant Pays:** Cable; Electric; Insurance; Sewer; Water**View:** Garden**Waterfront Details:** None**Interior Features:** Ctdrl/Vault Ceilings; Foyer; French Door; Kitchen Island; Laundry Tub; Pantry; Roman Tub; Split Bedroom; Upstairs Living Area; Walk-in Closet**Cooling:** Central; Electric**Parking:** 2+ Spaces; Driveway; Garage - Attached**Miscellaneous:** Central A/C; Community Pool; Den/Family Room; Garage - 2 Car; Owner / Agent; Porch / Balcony; Security Deposit; Tenant Approval; Washer / Dryer**Furnished:** Unfurnished**Security:** Entry Card; Gate - Manned; Wall**Type:** Single Family Detached**Master Bedroom/Bath:** Dual Sinks; Mstr Bdrm - Sitting; Separate Shower; Separate Tub; Whirlpool Spa**Lot Description:** < 1/4 Acre**Pet Restrictions:** No Aggressive Breeds**Days On Market:** 91**Rented Price:****Sold Price Sqft:****Terms of Sale:****Rented Date:****Move-in Requirements:** HOA application and approval required.

**Public Remarks:** Stunning, spacious, airy and well laid out home in a welcoming gated community bordering Delray Beach. Tons of natural light all day from high ceilings and plenty of windows! Freshly painted home features 20' ceilings, eat-in kitchen w/granite countertops, 42" cabinets, w/crown moldings, bathroom w/separate shower and jacuzzi tub. Large loft for more fun or office space. Tile, engineered wood, and new luxury planks in bedrooms and family room. Centrally located about 10 minutes from I-95 or Florida's Turnpike. Short 10-15 minute drive from Downtown Delray Beach, Boynton Beach or Boca Raton. Community offers a beautiful pool, spa, fitness center, half basket court, pickleball court, playground and a clubhouse with party room. Must see!

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