

Comparable Market Analysis

12333 Colony Preserve Drive, Boynton Beach, FL, 33436

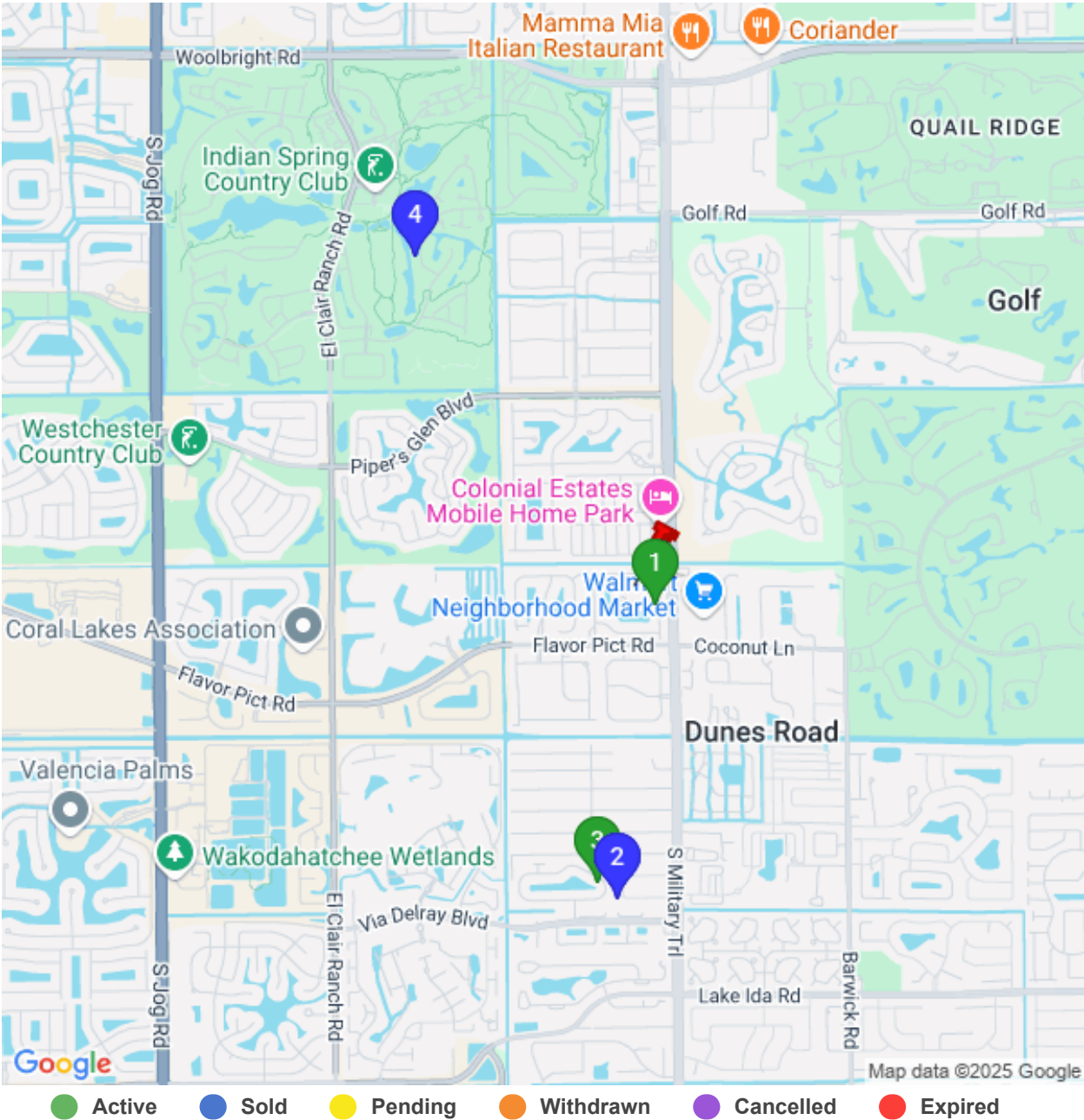
Prepared for 12333 Colony—Tuesday, June 3, 2025




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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 0, Boynton Beach FL 33436	AX-11799592	Active	0.06m
2	5189 Beechwood Road , Delray Beach FL 33484	FX-10442373	Closed	0.93m
3	5302 Grande Palm Circle , Delray Beach FL 33484	RX-11036830	Active	0.89m
4	11605 Privado Way , Boynton Beach FL 33437	RX-11017393	Closed	1.21m

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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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12333 Colony Preserve Drive , Boynton Beach FL 33436

Comparable Properties

Subject

AX-11799592

FX-10442373

RX-11036830



12333 Colony Preserve
Drive
Boynton Beach FL 33436

5050 Greenwich Preserve
0 Court
Boynton Beach FL

5189 Beechwood Road
Delray Beach FL

5302 Grande Palm Circle
Delray Beach FL

Distance From Subject		0.06	0.93	0.89
List Price		\$6,100	\$6,500	\$6,500
Original List Price		\$6,500	\$8,750	\$6,500
Sold Price			\$6,500	
Status		Active	Closed	Active
Status Date		05/08/2025	07/16/2024	11/13/2024
Days on Market		26	22	202
Cumulative Days on Market		26	22	202
Adjustment		+/-	+/-	+/-
Total Bedrooms	4	5	4	3
Baths - Total	3	2.1	3	2
SqFt - Living	3,057	3,057	2,468	2,212
Year Built	2005	2005	1985	1998
Adjusted Price	\$6,625	\$6,100	\$6,500	\$6,500

Subject

RX-11017393



12333 Colony Preserve

Drive

Boynton Beach FL 33436

11605 Privado Way

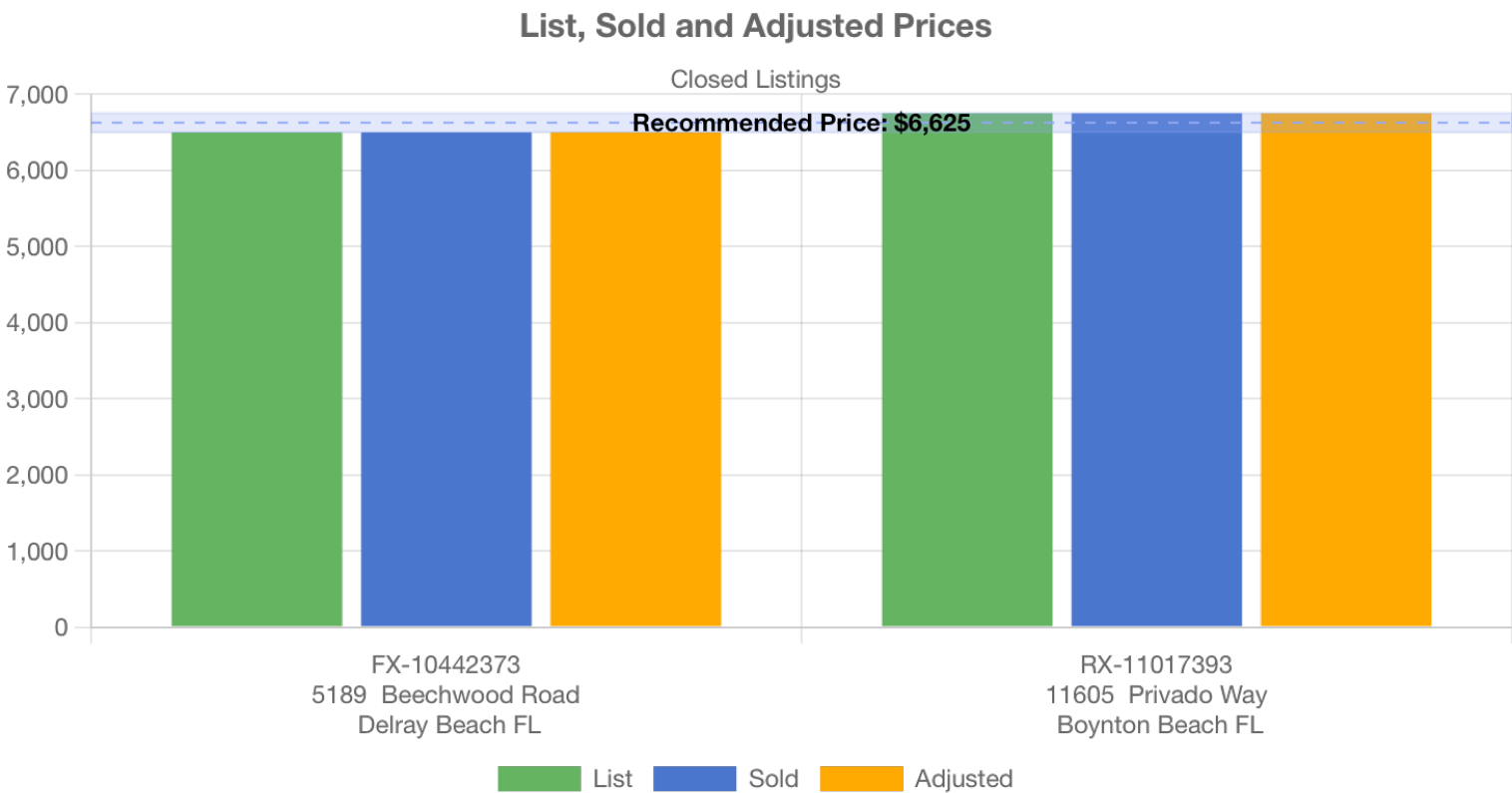
Boynton Beach FL

Distance From Subject		1.21			
List Price		\$6,750			
Original List Price		\$6,750			
Sold Price		\$6,750			
Status		Closed			
Status Date		12/12/2024			
Days on Market		14			
Cumulative Days on Market		14			
Adjustment			+/-	+/-	+/-
Total Bedrooms	4	3			
Baths - Total	3	3			
SqFt - Living	3,057	2,682			
Year Built	2005	1991			
Adjusted Price	\$6,625	\$6,750			

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12333 Colony Preserve Drive , Boynton Beach FL 33436

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
FX-10442373	5189 Beechwood Road, Delray Beach FL	\$6,500	22	22	07/01/2024	\$6,500	-	\$6,500
RX-11017393	11605 Privado Way, Boynton Beach FL	\$6,750	14	14	12/01/2024	\$6,750	-	\$6,750

Summary of Active Listings

MLS #	Address	Orig. List Price	DOM	CDOM	List Price	Total Adjustments	Adjusted Price
AX-11799592	5050 Greenwich Preserve Court 0, Boynton Beach FL	\$6,500	26	26	\$6,100	-	\$6,100
RX-11036830	5302 Grande Palm Circle, Delray Beach FL	\$6,500	202	202	\$6,500	-	\$6,500

Low, Average, Median, and High Comparisons

	Closed	Active	Overall
Low	\$6,500	\$6,100	\$6,100
Average	\$6,625	\$6,300	\$6,462
Median	\$6,625	\$6,300	\$6,500
High	\$6,750	\$6,500	\$6,750

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	2	13,250	6,625	13,250	6,625	1.00	2,575	2.58	2.58	18	18
Active	2	12,600	6,300	0	0	0.00	2,634	2.47	0.00	114	114
Overall	4	25,850	6,462	13,250	6,625	1.00	2,605	2.52	2.58	66	66

SELECTION CRITERIA FOR COMPARABLE PROPERTIES

Specified listings from the following search: Property type Rental; Inside the map search Polygon; Inside the map search Polygon; Inside the map search Polygon; Inside the map search Polygon; Inside the map search Polygon; Status of 'Active', 'Closed', 'Coming Soon', 'Pending','Active Under Contract'; Type of ' Single Family Detached'; 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	\$6,500
High	\$6,750
Recommended	\$6,625

Rental Customer Report

5050 Greenwich Preserve Court 0, Boynton Beach, FL 33436 (United States)

Rental Price: \$6,100



MLS#: AX-11799592 Go Active Date:
05/08/2025
Area: 4620

St: Active

Type: Single Family
Detached
Parcel ID:
00424602260001230
Unit #: 0

Orig. LP: \$6,500

Elementary
School:
Middle School:
High School:

Geo Area:
City: Boynton Beach
County: Palm Beach
Year Built: 2005
Reason for Cancel:
Date Available: 05/08/2025

Subdivision: COLONY PRESERVE PUD
Development:
Waterfront: No
Total Bedrooms: 5
Baths - Full: 2
Baths - Half: 1
Baths - Total: 2.1
Security:

Front Exposure:
SqFt - Total:
Waterfrontage:
Governing Bodies:
SqFt - Living: 3,057
HOPA: No Hopa
Private Pool: No

Pets Allowed: Yes
Unit Floor #:
Total Floors in Bldg:
Ttl Units in Complex:
Total Units in Bldg:
Damage Deposit:

RentSpree Screening:
Rental Application URL:

Negotiable Seller Concessions YN:

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

Application Fee: 150

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: 05/08/2025

Garage Spaces: 3
Tenant Pays:

Subdiv Amenities:
Membership:

Equip/Appl Included:
Unit Desc:
Rooms:

Furnished: Unfurnished

Security:

Type: Single Family Detached

Pet Restrictions: < 20 lb Pet

Days On Market: 26

Rented Price:

Sold Price Sqft:

Terms of Sale:

Rented Date:

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 bathroom. HOA requires \$1,000.00 refundable deposit from the tenant.

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Rental Customer Report

5189 Beechwood Road, Delray Beach, FL 33484 (United States)

Rental Price: \$6,500



MLS#: FX-10442373
Area: 4630
Geo Area: PB09
City: Delray Beach
County: Palm Beach
Year Built: 1985
Reason for Cancel:
Date Available:06/03/2024

St: Closed
Type: Single Family Detached
Parcel ID: 00424611110000040

Orig. LP: \$8,750
Elementary School:
Middle School:
High School:

For Sale: No

Subdivision: BEECHWOOD ESTATES
Development:
Waterfront: No
Total Bedrooms: 4

Front Exposure: East
Pets Allowed: Yes

SqFt - Total:
Waterfrontage:
Governing Bodies:
SqFt - Living: 2,468

Unit Floor #:
Total Floors in Bldg:
Ttl Units in Complex:

Baths - Full: 3

Total Units in Bldg:

Baths - Half:
Baths - Total: 3
Security:

HOPA: No Hopa
Private Pool: Yes

Damage Deposit:
RentSpree Screening:Yes
Rental Application URL:
<https://apply.link/44X15i9>

Negotiable Seller Concessions
YN:

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

Application Fee: 50	Min Days for Lease: 3	Last Month Deposit:	
Damage Deposit:	Furn Annual Rent:	Furn Seasonal Rent:	Furn Off Season Rent: 8,750
1st Month Deposit:	Unfurn Annual Rent:	Unfurn Seasonal Rent:	Unfur Off Season Rnt:
Pet Fee: 300			
January: Not Available	February: Not Available	March: Not Available	April: May: June: Off Season
			July: Off Season
			August: Off Season
			September: Off Season
			October: Off Season
			November: Off Season
			December: Not Available
Legal Desc: BEECHWOOD ESTATES LOT 4			
Directions: Military Trl and Via Delray			

LD: 05/23/2024

Garage Spaces: 2
Tenant Pays:

Subdiv Amenities: Spa-Hot Tub
Membership:

Cooling: Central

Heating: Central
Exterior Features: Screen Porch
Equip/AppI Included: Dryer; Washer
Unit Desc:
Rooms:

Miscellaneous: Private Pool
Furnished: Furnished
Security:
Type: Single Family Detached
Lot Description: 1/4 to 1/2 Acre

Days On Market: 22
Rented Price: \$6,500

Sold Price Sqft: \$2.63
Terms of Sale:

Rented Date: 07/01/2024

Public Remarks: Fully furnished and like-new luxury home with all new furniture and finishes is now available in Delray for monthly off season monthly rental (Today through mid December), with a big open layout, split floorplan, big pool patio and fenced yard with room to roam. Spread out with 4 large bedrooms and 3 full marble bathrooms, king sized beds, billiards/game table, two car garage, new furniture/TV in every room with all King sized beds plus a bunk beds room, and 102 degree hot tub mode ready for unwinding under the stars.

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Rental Customer Report

5302 Grande Palm Circle, Delray Beach, FL 33484 (United States)

Rental Price: \$6,500



MLS#: RX-11036830

Area: 4630

Geo Area: PB09

City: Delray Beach

County: Palm Beach

Year Built: 1998

Reason for Cancel:

Date Available: 11/13/2024

St: Active

Type: Single Family Detached

Parcel ID: 00424611240120260

For Sale: No

Orig. LP: \$6,500

Elementary School:

Middle School:

High School:

Subdivision: TROPICAL

LAKES

Development: TROPICAL

LAKES

Waterfront: Yes

Total Bedrooms: 3

Baths - Full: 2

Baths - Half: 0

Baths - Total: 2

Security:

Negotiable Seller

Concessions YN: No

Front Exposure:

North

SqFt - Total: 2,618

Waterfrontage:

HOA

SqFt - Living:

2,212

HOPA: No Hopa

Private Pool: No

Pets Allowed: Restricted

Unit Floor #: 1

Total Floors in Bldg: 1

Governing Bodies: Ttl Units in Complex:

HOA

Total Units in Bldg:

Damage Deposit: 6,500

RentSpree Screening: Yes

Rental Application URL:

<https://apply.link/UyWRxdU>Virtual Tour: [Click to View Virtual Tour](#)

Application Fee: 150

Damage Deposit: 6,500

1st Month Deposit: 6,500

Pet Fee: 500

Min Days for Lease: 120

Furn Annual Rent:

Unfurn Annual Rent:

Pet Fee Description: Non-Refundable

January: February: March: April: May: June: Off July: Off

Seasonal Seasonal Seasonal Seasonal Seasonal Seasonal Seasonal

Legal Desc: TROPICAL LAKES PH 2 LOT L26

Directions: Boynton Beach and Atlantic on Military

Last Month Deposit: 6,500

Furn Seasonal Rent: 6,500

Unfurn Seasonal Rent:

Maximum Number of Pets: 1

August: Off September: Off October: Off November: Off December:

Seasonal Seasonal Seasonal Seasonal Seasonal

Minimum Credit Score: 680

Furn Off Season Rent:

Unfurn Off Season Rnt:

Total Weight Limit (Pets): 20

LD: 11/13/2024

Garage Spaces: 2

Tenant Pays: Cable; Electric; Water

View: Lake

Waterfront Details: Lake

Interior Features: Split Bedroom; Walk-in Closet

Cooling: Ceiling Fan; Central; Electric

Parking: Garage - Attached

Miscellaneous: Central A/C; Community Pool; Garage - 2 Car;

Tenant Approval; Tennis; Washer / Dryer

Furnished: Furnished; Turnkey

Security: Gate - Manned; Security Sys-Owned

Type: Single Family Detached

Master Bedroom/Bath: Dual Sinks; Mstr Bdrm - Ground;

Separate Shower

Lot Description: Paved Road; Sidewalks; Zero Lot

Pet Restrictions: No Aggressive Breeds; Number Limit; Size

Limit

Days On Market: 202

Rented Price:

Sold Price Sqft:

Terms of Sale:

Rented Date:

Association Deposit: No

Subdiv Amenities: Clubhouse; Pool; Tennis

Membership:

Flooring: Tile; Wood Floor

Heating: Central; Electric

Restrict: Commercial Vehicles Prohibited; Interview Required; Tenant Approval; No Smoking

Exterior Features: Auto Sprinkler; Covered Balcony; Lake/Canal Sprinkler; Screened

Balcony

Equip/Apppl Included: Dishwasher; Disposal; Dryer; Freezer; Ice Maker; Microwave; Range;

Refrigerator; Smoke Detector; Washer; Water Heater - Elec

Unit Desc:

Rooms: Florida; Laundry-Util/Closet

Laundry Appliances Included: Washer and Dryer

Storm Protection: Accordion Shutters: Complete

Gated Community: Yes

Move-in Requirements: PAY IN FULL

Public Remarks: ENJOY YOUR PIECE OF PARADISE FOR THE WINTER. RELAX ON YOUR ENCLOSED PATIO WHILE ADMIRING THE LAKE VIEW. CENTRALLY LOCATED CLOSE TURNPIKE WHILE ALLOWING EASY ACCESS TO DOWNTOWN DELRAY. CLOSE TO RESTAURANT, SHOPPING!

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Rental Customer Report



11605 Privado Way, Boynton Beach, FL 33437 (United States)

MLS#: RX-11017393 Go Active Date: 09/06/2024 Area: 4620 Geo Area: PB14 City: Boynton Beach County: Palm Beach Year Built: 1991 Reason for Cancel: Date Available: 11/01/2024

Subdivision: INDIAN SPRING Development: Indian Spring Waterfront: Yes Total Bedrooms: 3 Baths - Full: 3 Baths - Half: 0 Baths - Total: 3 Security:

Front Exposure: East SqFt - Total: 3,385 Waterfrontage: Governing Bodies: HOA SqFt - Living: 2,682 HOPA: No Hopa Private Pool: Yes

Pets Allowed: No Unit Floor #: 1 Total Floors in Bldg: 1 Ttl Units in Complex: Total Units in Bldg: Damage Deposit: 6,750

RentSpree Screening: No Rental Application URL:

Rental Price: \$6,750 Orig. LP: \$6,750

Type: Single Family Detached Parcel ID: 00424535170000070

Elementary School: Middle School: High School:

For Sale: No

Negotiable Seller Concessions YN: No

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

Application Fee: 350 Min Days for Lease: 120 Last Month Deposit: 6,750

Damage Deposit: 6,750 Furn Annual Rent: 6,000 Furn Seasonal Rent: 6,750

1st Month Deposit: 6,750 Unfurn Annual Rent: Unfurn Seasonal Rent:

January: February: March: April: May: Not June: Not July: Not August: Not September: October: Not November: December:

Seasonal Seasonal Seasonal Seasonal Available Available Available Available Not Available Available Seasonal Seasonal

Legal Desc: SOUTHGATE AT INDIAN SPRING LT 7

Directions: From Woolbright Rd, go South on EL Clair Ranch Rd to gate 5 of Indian Spring. Thru gate to "Southgate "community. then left to house

LD: 09/02/2024

Garage Spaces: 2

Tenant Pays: Cable; Electric; Water

View: Golf; Lake

Waterfront Details: Lagoon

Interior Features: Closet Cabinets; Entry Lvl Lvng Area; Foyer; Kitchen Island; Split Bedroom; Volume Ceiling; Walk-in Closet

Cooling: Ceiling Fan; Central

Parking: Garage - Attached

Miscellaneous: Garage - 2 Car; Golf; Owner / Agent; Security Deposit; Tenant Approval; Washer / Dryer

Furnished: Furnished; Turnkey

Security: Gate - Manned; Security Patrol

Type: Single Family Detached

Master Bedroom/Bath: Dual Sinks; Mstr Bdrm - Ground

Lot Description: < 1/4 Acre

Association Deposit: No

Subdiv Amenities: None

Membership:

Flooring: Ceramic Tile

Heating: Central; Electric

Restrict: Tenant Approval; No Motorcycle; No Smoking; No Truck

Exterior Features: Screened Patio

Equip/Appl Included: Auto Garage Open; Dishwasher; Disposal; Freezer; Ice Maker; Microwave; Range; Refrigerator; Smoke Detector; Wall Oven; Washer; Water Heater - Elec

Unit Desc:

Rooms: Laundry-Inside

Laundry Appliances Included: Washer and Dryer

Storm Protection: Accordion Shutters: Partial; Impact Glass: Partial

Gated Community: Yes

Days On Market: 14

Rented Price: \$6,750

Sold Price Sqft: \$2.52

Terms of Sale:

Rented Date: 12/01/2024

Move-in Requirements: Tenant to pay rent in full and Renters Insurance

Public Remarks: This is a gorgeous updated home with a pool and golf and water view. 3 bedrooms and 3 full bathrooms. The Primary bedroom suite has views of the pool and golf course. A king sized motorized bed, 75" flat screen TV, Large outfitted walk in closet and a bathroom with a separate water closet and huge walk in shower. All bedrooms have flat screen TV's and the great room has an 85" TV. This is part of Indian Spring Country Club Community. Renters memberships are available but not mandatory. Available for Season or annual rental...minimum 4 months

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https://fl.flexmls.com/cgi-bin/mainmenu.cgi?315

Page 13 of 14

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