

Brighton Condominium

2000 N Ocean Boulevard
Boca Raton, Florida 33431

An agent's building, pricing and listing-preparation report

Research and Analysis by David Abernathy
Waterfront Properties & Club Communities

39

Reported residences

8 stories | built 1979

\$3.50M

Latest Brighton closing

Unit 303 | March 2024

\$4.498M

Latest Brighton asking price

Coming soon | as of Oct 8, 2026

The listing opportunity

Lead with knowledge of Brighton's specific floor plans, beach access and ownership costs. Use the building's sales as anchors, then test today's competition against condition, view, layout and association documentation. The supplied Brighton history is too sparse for a dependable annual appreciation index.

What the wider comparison sample shows

Across selected condominium sales on the Ocean Boulevard corridor, excluding Brighton, median sold price per living square foot rose **31.9% from 2020 to 2025**. It fell **11.0% in 2025 versus 2024**. The 2026 year-to-date median is **\$1,186**, up **2.7%** from the same period in 2025. These are changes in the mix of recorded sales, not a measured appreciation rate for an unchanged Brighton residence. [2]

How to use this brief

Building intelligence	Market evidence	Listing preparation
Pages 2-5: identity, residences, amenities, rules and capital history.	Pages 6-12 and 15: Brighton sales, current competition, annual charts and screened peers.	Pages 13-14: appointment strategy and a property-specific evidence checklist.
	Pages 16-17: closed-sale ledger. Page 18: expired-listing summary.	Pages 19-21: definitions, sources and disclosures.

Prepared October 8, 2026; revised October 18, 2026. MLS data through October 8, with county tax and cited public sources. Refresh listing status and association terms before use. This is a market briefing, not an appraisal.

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Building identity & operating profile

Item	What the reviewed sources support
Address	2000 N Ocean Boulevard, Boca Raton, FL 33431. North Ocean is essential: 2000 S Ocean is a different property. [1,3]
Scale and age	39 residential condominium parcels in the county tax file; eight building stories and 1979 year built reported in the supplied MLS export. [1,9,16]
Ownership / construction	Condominium; concrete / CBS construction reported in the latest listing. These fields do not replace engineering reports. [1]
Association entity	The Brighton Condominium Association, Inc.; Florida not-for-profit corporation 743839, filed August 7, 1978. Sunbiz shows ACTIVE and a 2026 annual report filed February 26, 2026. [8]
Building services	Official community information lists a 24-hour doorman and security, an on-site manager, underground parking and private beach entry. [4]
Shared amenities	The association describes a zero-entry pool, fitness facility, billiards room and party room. Confirm current availability during the visit. [4]

Management and association contact

The association website lists a community association manager and office contact details, and the latest MLS record carries the same main office phone number. Contact details are on the association website. Verify current document-request routing with the office. [1,7]

The 2026 annual report filed with the Florida Division of Corporations lists a five-person officer and director roster. Treat this as the filing roster, not proof that no later board changes occurred. [8]

Useful distinction for the appointment

Building amenities are shared features; the number of parking spaces, storage rights, impact protection, floor plan and outdoor space belong to the specific unit being evaluated. Avoid carrying one listing's specifications across all 39 residences.

The residential product & setting

Brighton's sales history contains materially different residence types. A seller presentation should first identify the subject's actual layout, legal unit number and verified living area. [1]

Observed product	Evidence in Brighton sales	Implication for comparison
Approximately 2,435 sq ft	Units 102, 405, 502, 505, 602 and PH2/802 appear at this size.	Match floor, ocean exposure and renovation scope before using a building-wide median.
Other one-level sizes	Examples include 2,475 sq ft (201 / 601 / 801), 2,570 sq ft (702) and 2,634 sq ft (606).	Corner exposure, terraces and configuration can outweigh modest size differences.
Approximately 3,666 sq ft	Units 103, 104, 303, 304 and 504 appear at this size in the export. Listings for 103, 104 and 303 describe two-story layouts.	Use the larger residences as a separate pricing track; do not assume identical outdoor access.
Data needing reconciliation	Unit 103 appears at 3,500 sq ft in a 2001 record and 3,666 in later records. Unit 304 also appears as 3040.	Confirm measured area, legal description and any permitted alterations; preserve source labels in the history.

Nearby public amenities

Red Reef Park, 1400 N Ocean Boulevard: the City identifies a 39.7-acre park with beach access, boardwalk, walking paths, picnic facilities and snorkeling opportunities. [11]

Gumbo Limbo Nature Center, 1801 N Ocean Boulevard: a 20-acre coastal preserve with a boardwalk, marine aquariums, butterfly garden and observation tower. These are nearby public destinations, separate from Brighton's private amenities. [12]

What to document on a unit tour

Photograph the actual view from seated and standing positions; note balcony or patio privacy, interior stairs, bedroom access, elevator route and parking convenience. Record ceiling heights, usable outdoor dimensions, renovation dates, mechanical equipment and window protection. Build the marketing narrative from those verified differences.

No floor-plan inventory, survey, elevation certificate or unit-by-unit parking schedule was available in the reviewed materials. No claim of flood immunity or airport travel time is made.

Rules, leasing & practical ownership

The latest MLS record and the association's public bulletins provide a useful starting point. The adopted declaration, amendments and current rules control; public excerpts and older listings can be out of date. [1,5]

Topic	Reported information	Agent follow-up
Leasing	Unit 103's current listing says leasing is permitted with a 120-day minimum and no more than one lease per year. Older listings contain different terms. [1]	Obtain current rental policy, any first-year ownership restriction, application timeline and tenant approval requirements.
Purchase approval	Latest listing reports association approval, an application and a \$150 application fee. [1]	Get the current packet and fee schedule; verify lead time, interview requirements and move-in arrangements.
Pets	Public bulletin excerpts prohibit pets; the current listing also says no pets. [1,5]	Confirm adopted policy and direct accommodation requests through the association's process. Assistance animals are distinct from pets under applicable housing rules. [15]
Flooring / renovation	Posted excerpts require written board permission for hard flooring outside listed exceptions and place sound-transmission responsibility on the owner. [5]	Obtain alteration approval, acoustic requirements, permitted work hours and contractor insurance rules.
Guests / quiet hours	Public excerpts require advance written notice for guests staying without the owner and state quiet hours of 11 p.m.-8 a.m. [5]	Confirm guest registration and current house rules before promising unrestricted guest use.
Parking / storage	Assigned under-building parking appears in current MLS features, but unit 103 shows only one total space and no reliable garage-space count. [1]	Verify the deed / assignment and storage allocation. Older listings mentioning two spaces do not establish a universal entitlement.

Resolve contradictory listing fields before marketing

A feature label can describe under-building parking while numeric garage fields say zero or remain blank. Quote the verified assignment and usable space count in the listing, supported by association or title documentation.

Capital history & financial readiness

What the public notice shows

A December 12, 2022 association notice scheduled roof replacement to begin January 9, 2023, with up to 120 days allowed for weather. It cited engineering advice and water intrusion in some areas, including penthouse-level concerns, and announced a special assessment due February 1, 2023. The notice also referred to an exterior renovation approximately three years earlier. [6]

What it does not establish

The reviewed notice does **not** establish completion, final cost, warranty terms, repair closeout or payment by a particular owner. Request those records. Historical water intrusion is not evidence that a current unit has an unresolved leak. The public notice did not state the assessment amount. [6]

What to obtain

Question	Evidence to obtain	Why it affects the listing
What has been completed?	Roof permits and final sign-off; warranty; exterior repair scope; engineer closeout letters; unit repair history.	Supports precise improvement claims and answers inspection objections.
What remains to be funded?	Current adopted budget, reserve balances, latest structural integrity reserve study, capital plan, loans and assessment resolutions.	Shows the buyer the potential ownership cost beyond routine dues.
What will lenders and insurers require?	Master insurance certificate, deductible schedule, renewal information, completed condo questionnaire and relevant litigation disclosures.	Identifies documentation that could affect financing or insurance placement.

Milestone inspection and reserve study status

Florida's milestone inspection framework generally applies to condominium buildings of at least three habitable stories, with age-based and recurring inspections. Reserve-study requirements are addressed separately in the condominium statute. Brighton's specific reports, acceptance by the local authority and current reserve compliance were not established in this review. Obtain the actual documents and clarify transaction requirements with the broker, association and appropriate professionals. [13,14]

A listing checkbox is not a financial conclusion

Unit 103 reports reserves present and no special assessment in its October 2026 MLS entry. These fields do not establish fully funded reserves, the absence of future assessments, paid historical assessments or lender eligibility. [1]

Brighton sales: the useful anchors

The address filter returns **50 listing records: 31 closed, 18 expired and one coming soon**. Two townhouse-coded records are included using county condominium classification and Brighton legal descriptions. One closing has a building-identity conflict, leaving **30 closings for analysis**, including six since 2020. The 18 expired attempts involve nine residences. [1,16]

Closed / unit	Living sf	Sold price	Sold \$/sf	MLS DOM
2024-03-05 303	3,666	\$3,500,000	\$955	11
2021-03-18 405	2,435	\$1,575,000	\$647	237
2021-02-25 606	2,634	\$1,500,000	\$569	29
2021-02-11 102	2,435	\$1,225,000	\$503	327
2020-11-02 Ph2/802	2,435	\$1,650,000	\$678	12
2020-03-31 104	3,666	\$2,300,000	\$627	80

What those six transactions support

Large-residence anchors: unit 303 closed at \$3.50 million / \$955 per living sq ft in March 2024; unit 104 closed at \$2.30 million / \$627 per living sq ft in March 2020. Both were reported at 3,666 living sq ft. Their different dates, condition and access prevent a clean appreciation calculation. [1]

Smaller-residence anchors: the four 2020-2021 sales of 2,435-2,634 sq ft closed from \$1.225 million to \$1.650 million, or approximately \$503-\$678 per living sq ft. These are historical reference points, not present-day price guidance. [1]

Negotiation and liquidity: the five 2020-2021 sales had a median 4.3% discount from final asking price and an 80-day median reported market time. Five of the six 2020-and-later sales were coded cash and one conventional. This small historical sample cannot predict a new listing's buyer or marketing period. [1]

DOM caveat: PH2/802 reports 12 days on market, but its listing-to-contract dates span 241 calendar days. MLS DOM can differ from calendar elapsed time; do not advertise 12 days as the entire exposure period. No Brighton closings appear in the export for 2022, 2023, 2025 or 2026 YTD; that does not prove none occurred outside this dataset.

Current competition: unit 103

\$4,498,000

Asking price

MLS B26083231

\$1,227

Ask / living sq ft

3,666 living sq ft

Oct 21

Reported showing start

Coming soon | 2026

Listed October 2, 2026, by another brokerage (listing office attributed on page 21); export updated October 7. The supplied MLS snapshot reports **coming-soon status as of October 8, 2026**. Treat it as existing listing competition. Recheck status and terms before a seller appointment. [1,10]

Reported unit characteristics	Marketing / diligence implication
Three bedrooms, three full baths and one half bath; two stories; entry on the first floor.	Layout and access are central to matching comparable residences.
17-foot ceilings, oceanfront patio, direct beach walkout and a main-level primary suite.	Verify the subject has the same attributes before claiming equivalence.
MLS reports partial impact glass and partial accordion shutters.	Do not describe it as fully impact-protected without additional evidence.
4,306 total building sq ft versus 3,666 living sq ft.	All report \$/sf calculations use living area. Do not divide price by total area.

Illustrative ownership cost from this listing

Cost field	Monthly equivalent	Annual amount
Association fee	\$3,768.42	\$45,221.04
MLS tax field, labeled tax year 2026	\$3,379.42	\$40,553.00
Combined reference total	\$7,147.84	\$85,774.04

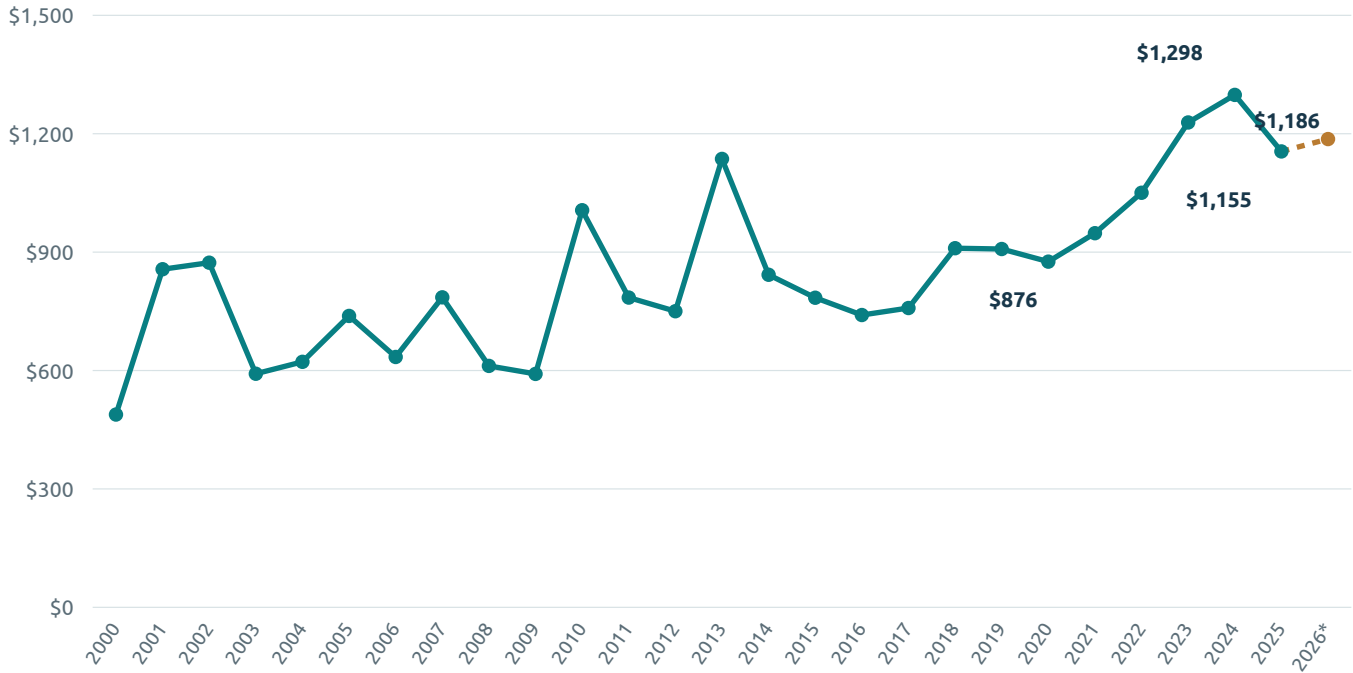
This is a unit-specific MLS illustration, not a building-wide fee or a buyer's tax estimate. The 2026 tax amount has not been verified against a tax bill. Financing, unit insurance, utilities, assessments and any reassessment are additional considerations. The listing says dues include insurance, common-area services, reserves, water / sewer / trash and security; obtain the actual budget and coverage documents. [1]

The asking price is **28.5% above** unit 303's March 2024 closing, with both reporting 3,666 living sq ft. This is an asking-price comparison, not evidence that Brighton has appreciated 28.5%. [1]

Market movement by sold year

Selected comparison condominiums: annual median sold price per living square foot, 2000-2026 YTD. Brighton is excluded so its own sales remain a separate benchmark. [2]

Median sold \$ / living sq ft



*2026 is year to date through October 8; the latest closing in this file is September 25, 2026. Source: [2], selected condominium sample excluding Brighton.

+31.9%

2020 to 2025

Last full-year comparison

-11.0%

2025 versus 2024

Annual median change

+2.7%

2026 YTD versus 2025 YTD

January 1-October 8

A useful market signal with a clear limit

The annual median rose from **\$876 in 2020** to **\$1,298 in 2024**, eased to **\$1,155 in 2025**, and is **\$1,186 in 2026 YTD**. The latest period remains 8.6% below the 2024 full-year median. This is a nominal sales-price measure with no inflation adjustment. [2]

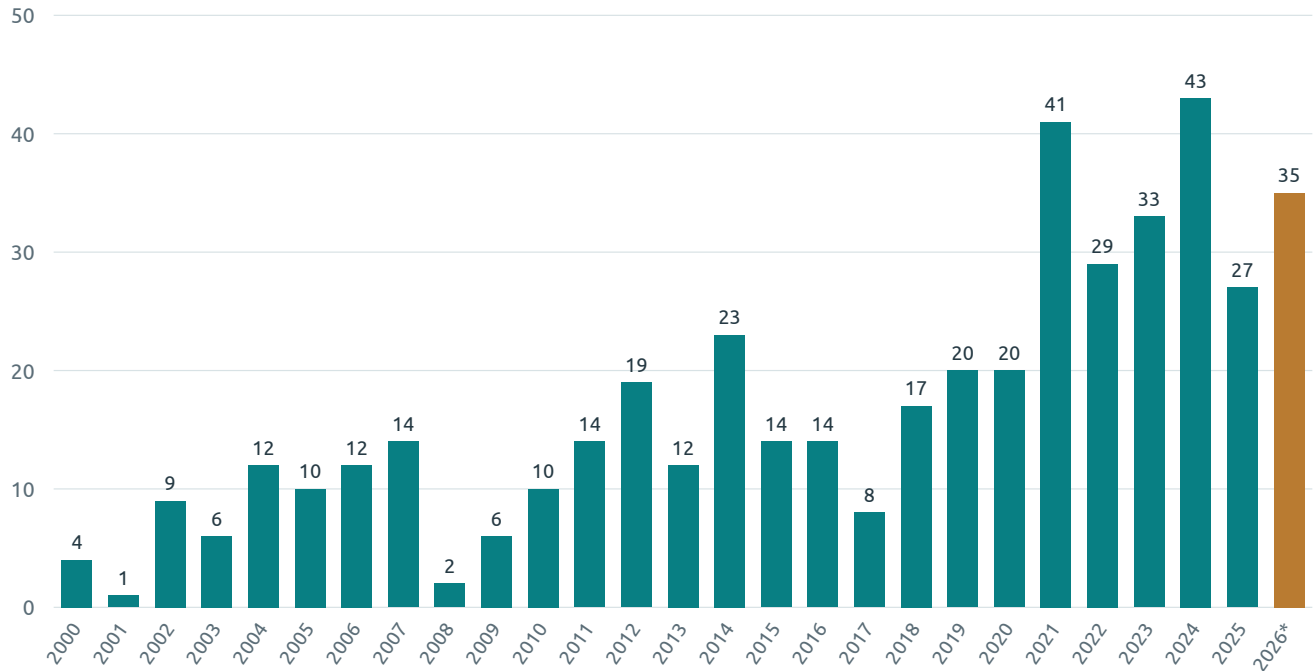
Each point is the median of individual sale price / living-area ratios. The homes sold in each year differ. Building, size, floor, condition and waterfront type can change the result; the chart is not a repeat-sales index and cannot establish appreciation for a particular Brighton unit.

452 usable price observations across 27 years; early annual samples range as low as one or two sales. See page 10 for annual sample sizes and page 11 for the effect of narrowing the comparison group.

Sales activity by sold year

Selected comparison condominiums: number of closed sales with a positive recorded sale price. The counts reflect this export's coverage, not every condominium sold in ZIP codes 33431 and 33432. [2]

Number of closed sales



*2026 is year to date through October 8; the latest closing in this file is September 25, 2026. Source: [2], selected condominium sample excluding Brighton.

Compare the same part of the year

Period: January 1-October 8	2024	2025	2026
Closed sales in the selected sample	36	23	35
Median sold \$ / living sq ft	\$1,303	\$1,155	\$1,186

The sample contains **35 closings in 2026 YTD versus 23 in the same 2025 period**, an increase of 12 transactions or **52.2%**. The 2026 YTD count is one sale below the same period of 2024. Full-year counts were 43 in 2024 and 27 in 2025. [2]

Seller takeaway: activity and price are different measures. More recorded transactions and a modestly higher median do not, by themselves, establish the right asking price for a Brighton residence.

455 sales-count observations. Three sales missing usable living area remain in this chart but are excluded from the \$/sf chart. One zero-price record is excluded from both. Counts are not adjusted for changes in the export's selection or coverage.

Annual market data behind the charts

Selected condo sample excluding Brighton. Sold year is the year of the closing date. Dollar figures are rounded only for display; percentage changes use unrounded medians. [2]

Sold year	Sales	\$/sf N	Median \$/sf	Mean \$/sf	Change**
2000	4	4	\$488.48	\$539.10	--
2001	1	1	\$856.68	\$856.68	+75.4%
2002	9	9	\$873.25	\$750.88	+1.9%
2003	6	6	\$591.84	\$646.94	-32.2%
2004	12	12	\$622.06	\$715.22	+5.1%
2005	10	10	\$738.33	\$716.32	+18.7%
2006	12	12	\$634.33	\$609.91	-14.1%
2007	14	14	\$785.44	\$803.55	+23.8%
2008	2	2	\$611.73	\$611.73	-22.1%
2009	6	6	\$591.43	\$709.39	-3.3%
2010	10	10	\$1,006.18	\$834.67	+70.1%
2011	14	13	\$784.86	\$823.12	-22.0%
2012	19	19	\$750.27	\$779.33	-4.4%
2013	12	11	\$1,136.18	\$1,038.24	+51.4%
2014	23	23	\$842.64	\$937.72	-25.8%
2015	14	14	\$784.45	\$864.84	-6.9%
2016	14	14	\$740.63	\$828.51	-5.6%
2017	8	8	\$758.37	\$876.23	+2.4%
2018	17	17	\$909.94	\$895.35	+20.0%
2019	20	20	\$907.90	\$985.35	-0.2%
2020	20	20	\$875.90	\$887.84	-3.5%
2021	41	41	\$947.97	\$993.05	+8.2%
2022	29	29	\$1,050.42	\$1,064.51	+10.8%
2023	33	32	\$1,228.53	\$1,267.65	+17.0%
2024	43	43	\$1,298.40	\$1,313.63	+5.7%
2025	27	27	\$1,155.15	\$1,201.88	-11.0%
2026 YTD*	35	35	\$1,186.48	\$1,237.26	+2.7%

*2026 through October 8. **Each change compares with the preceding full calendar year; the 2026 row is YTD versus full-year 2025. The separate same-period comparison on page 9 also rounds to +2.7% because the 2025 YTD and full-year medians happen to be equal.

Sales total: 455. Usable \$/sf observations: 452. Means are shown as context; the charts use medians to reduce sensitivity to extreme individual sales. The sample is neither a complete ZIP-code census nor a constant set of buildings and residence types.

Comparable selection changes the answer

A broad annual median can move differently from a narrower group that resembles Brighton in size. The following sensitivity check keeps the same source file and price calculation, while changing only the selection rules. [2]

Comparison group	2025 full year Median / N	2025 Jan 1-Oct 8 Median / N	2026 Jan 1-Oct 8 Median / N	Matched-period change
All selected comparison condos	\$1,155 / 27	\$1,155 / 23	\$1,186 / 35	+2.7%
Living area 2,400-4,000 sq ft	\$1,017 / 13	\$1,017 / 11	\$891 / 16	-12.4%
Same size range plus MLS oceanfront / directly-on-sand flag	\$1,028 / 12	\$1,028 / 10	\$1,254 / 11	+22.0%

Change compares January 1-October 8 in each year. The 2025 full-year medians are identical, so changes versus full-year 2025 are the same; sample sizes differ. N = usable sales. All groups exclude Brighton. Oceanfront flags are not physically verified. These are sample-median changes, not appreciation rates. [2]

Why these results differ

The broad sample contains multiple waterfront settings and buildings of different ages. Its median living area declined from **3,318 sq ft in 2020 to 2,792 sq ft in 2026 YTD**. Shifts in unit size, location and building mix can affect \$/sf even if like-for-like values do not move by the same amount. [2]

Narrowing to an oceanfront size range improves relevance but leaves only 11 observations in 2026. It still combines floors, renovations, combined units, penthouses and substantially different buildings. The opposing changes in the table are a reason to inspect individual comparables before choosing a price.

Build a defensible comparable hierarchy

Priority	Use in a Brighton listing presentation
1. Same building and layout	Start with the closest Brighton size, exposure and floor plan. Acknowledge older closing dates and renovation differences.
2. Similar oceanfront residences	Compare recent resales with similar living area, floor, outdoor space and service level. Review photos, plans, assessments and concessions.
3. Wider market context	Use the annual charts to explain direction and activity. Keep newer construction and different waterfront settings visibly separated.

Pricing guardrail

Do not multiply Brighton's 2024 sale by the broad sample's percentage change, or multiply the subject's living area by a corridor-wide median, and present the result as a supported valuation. The necessary property and building adjustments have not been established.

Recent peers to investigate

Screen: 2024 onward; 2,400-4,000 living sq ft; explicit MLS oceanfront / directly-on-sand feature; reported year built no later than 2000; Brighton excluded. These are the **12 most recent of 28 qualifying sales**, not an adjusted appraisal set. All addresses below are on S Ocean Boulevard. [2]

Close date	Address / unit	Living sf	Sold price	\$/sf	MLS ID
2026-09-15	250 / 11c&d Marbella	3,052	\$4,050,000	\$1,327	B26039574
2026-08-17	1500 / 1602 Addison	2,792	\$4,800,000	\$1,719	R11152261
2026-07-23	2494 / F Aragon	3,550	\$2,250,000	\$634	B26017969
2026-07-06	3000 / 1504 Three Thousand	2,856	\$1,850,000	\$648	B26024516
2026-03-18	700 / 501 Sabal Point	2,402	\$2,615,000	\$1,089	R11160917
2026-03-11	2494 / C-5 Aragon	3,764	\$3,675,000	\$976	R11105382
2026-02-26	1400 / 605 Addison	2,792	\$3,500,000	\$1,254	R11142692
2026-02-05	250 / 3e & 3f Marbella	3,052	\$4,700,000	\$1,540	R11142250
2026-01-23	350 / Ph-A Beresford	2,523	\$3,962,500	\$1,571	F10538869
2025-10-30	2494 / J7 Aragon	3,764	\$2,100,000	\$558	R10972445
2025-07-25	700 / 1001 Sabal Point	2,402	\$1,900,000	\$791	R11089445
2025-05-29	500 / Ph8-Ph9 Chalfonte	2,935	\$3,420,018	\$1,165	R11065477

Combined residences and penthouses require special care: Marbella 11C&D and 3E&3F, Beresford PH-A and Chalfonte PH8-PH9 may have attributes unlike the target Brighton residence. MLS feature flags and dimensions need confirmation.

The article uses a separate price-band screen

The article selects **\$3 million-\$5 million closed sales** from January 2024 through October 8, 2026: **21 sales**, one in ZIP 33431 and twenty in 33432, including eight in 2026. Its chart shows Athena plus all eight 2026 sales; Brighton 303 is a separate reference. This price screen differs from the size, oceanfront and age screen above. [2]

Athena PH4, 2070 N Ocean Boulevard: the sole 33431 sale in that band closed February 18, 2025 for \$4,020,480.25; 3,954 living sq ft; about \$1,017/sq ft; built 2000; MLS R11035724. Penthouse and building differences require review. [2]

No dollar adjustments have been assigned for condition, floor, views, parking, amenities, assessments, concessions or closing date. The wide price dispersion is itself evidence that location and square footage alone are insufficient.

A focused listing-pursuit strategy

Lead with the seller's residence, then the market

Open the appointment with a verified unit profile: size, legal layout, view, outdoor access, renovation history and ownership costs. Show the most relevant Brighton closing first, then a short selection of recent oceanfront peers. Use the annual charts to frame the conversation after the individual comparisons are clear.

Seller question	Evidence-based response
What makes Brighton distinctive?	A 39-residence oceanfront building with private beach access and attended services. Demonstrate the particular residence's view, space and layout with accurate photography and plans. [1,4]
Has the market appreciated?	The selected condo sample's annual median \$/sf increased 31.9% from 2020 to 2025, but the mix changed. A specific unit's value requires direct comparable analysis. [2]
Does the \$4.498M listing prove our price?	It establishes current asking competition. Unit 303's \$3.50M 2024 closing is a completed transaction; the subject's differences and newer peer sales still need review. [1]
How quickly can we sell?	The recent Brighton history is small, spans several years and has a DOM inconsistency. Set expectations from fresh competition, verified exposure and actual showing feedback rather than a promised deadline.
Are assessments or financing a concern?	Present the current budget, reserve study, inspection reports, assessment history and insurance documents. MLS checkboxes alone cannot settle those questions.

Suggested appointment sequence

First 10 minutes: seller goals, timing and walk-through. **Next 15 minutes:** closest Brighton and current peer comparisons. **Next 10 minutes:** dues, repairs, documents and buyer objections. **Final 10 minutes:** preparation priorities, pricing rationale, marketing plan and reporting cadence.

A concise opening statement the agent can adapt

I prepared a Brighton-only sales history and a separate review of nearby condominium sales. Before recommending an asking price, I want to document what distinguishes your residence and resolve the building questions buyers are likely to raise. That will let us explain the price with specific evidence.

The aggregate expired-listing summary on page 18 describes historical marketing attempts. It does not identify current owners, availability or unrepresented prospects; no current lead list is inferred.

Turn the brief into a listing package

Workstream	Concrete items to collect or verify	Result for the seller
Unit identity and condition	Legal unit / parcel; measured living area; floor plan; parking and storage assignment; renovation permits; appliance / HVAC ages; window and shutter schedule; seller repair disclosures.	Accurate specifications and an evidence-backed feature sheet.
Association and capital	Current declaration / amendments / rules; adopted budget; reserves and SIRS; milestone inspection and any follow-up; roof and exterior closeout; approved assessments; insurance; board minutes; litigation information.	A clear buyer document package and a list of unresolved items.
Pricing review	Fresh Brighton active / pending / closed search; current peer inventory; verify concessions and condition for selected sales; explain all adjustments and exclude unsuitable comps.	A unit-specific price range with documented reasons and current competitive positioning.
Presentation and access	Professional photos of actual views and finishes; usable floor plan; approved amenity imagery; accurate parking and beach route; association showing / elevator / move rules.	A marketing package that emphasizes the residence's verified advantages.
Launch and review	Confirm listing authorization and current status; agree preparation sequence and showing process; track inquiries, showings, feedback and changes in competing inventory.	An agreed review date and evidence-based price discussions after launch.

High-value questions to resolve before quoting a price

Which Brighton layout is the subject? What has changed since its last sale? Is the living area consistent across plans, MLS and public records? Which view, outdoor space, parking and renovation advantages are documented? What is the current unit-specific fee? Are any assessments, major projects or required disclosures still unresolved?

Useful deliverables to bring to the seller

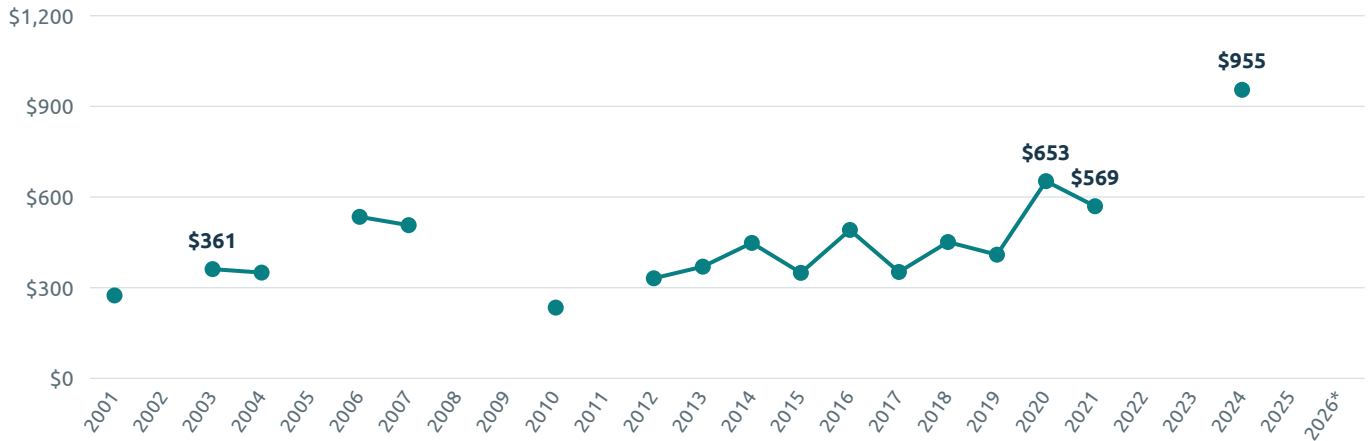
A one-page residence profile; three to six truly relevant closed comparisons; a separate sheet of current asking competition; the two annual market charts with their sample definitions; a verified ownership-cost summary; and a written preparation / launch calendar.

This report supplies the building background and market context. A final asking-price recommendation still requires the target unit, a current MLS refresh, association documents and an inspection of the property. No owner contact or solicitation has been performed.

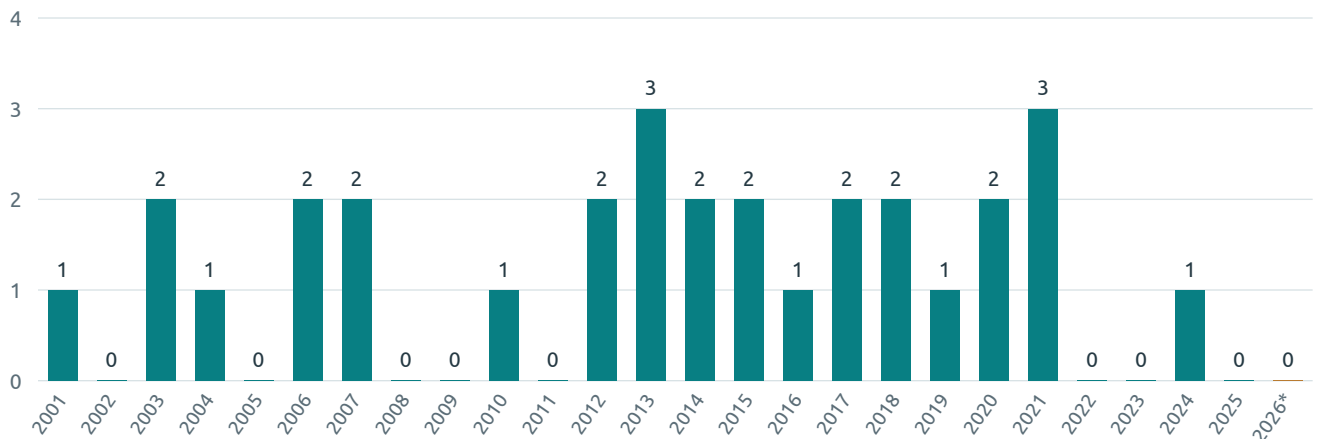
Brighton's own annual history

Brighton only, kept separate from the corridor comparison sample. The charts use 30 reported closings, including tax-confirmed unit 504, after excluding the one historical record with conflicting building identity. Years without a price point have no qualifying closing in this export. [1]

Annual median sold \$ / living sq ft



Number of closed sales by sold year



*2026 is YTD through October 8. A zero sales count means no qualifying sale in this export, not verified absence of all transfers. Price lines stop at missing years; missing price data is not plotted as \$0.

The 2003 median is \$361 (two sales). The 2020 median was approximately \$653 per living sq ft (two sales), 2021 was \$569 (three sales), and 2024 was \$955 (one sale). Different residence sizes and very small annual counts make these historical observations unsuitable as a reliable annual Brighton appreciation index.

The complete transaction ledger follows. Historical records and building identity have not been reconciled to deeds. There is no qualifying closing in 2025 or 2026 YTD in the supplied Brighton file.

Brighton closed-sale ledger | recent

Reconciled condominium records at 2000 N Ocean Boulevard. Unit labels are retained as supplied; the records represent transactions, not unique residences. Prices and living areas are MLS-reported.

Closed	Unit	Living sf	Sold price	\$/sf	DOM	MLS ID
2024-03-05	303	3,666	\$3,500,000	\$955	11	R10954822
2021-03-18	405	2,435	\$1,575,000	\$647	237	R10626546
2021-02-25	606	2,634	\$1,500,000	\$569	29	R10677535
2021-02-11	102	2,435	\$1,225,000	\$503	327	F10217518
2020-11-02	Ph2/802	2,435	\$1,650,000	\$678	12	R10606357
2020-03-31	104	3,666	\$2,300,000	\$627	80	F10205941
2019-11-20	3040	3,666	\$1,500,000	\$409	23	R10561844
2018-06-26	505	2,435	\$1,188,500	\$488	34	R10423039
2018-04-19	102	2,435	\$1,008,000	\$414	9	R10405336
2017-10-05	202	2,435	\$950,000	\$390	89	R10337783
2017-02-01	304	3,666	\$1,150,000	\$314	274	R10209224
2016-11-21	104	3,666	\$1,800,000	\$491	21	R10271357
2015-05-21	201	2,475	\$850,000	\$343	179	R10083559
2015-01-20	504	3,666	\$1,300,000	\$355	152	R10062786
2014-02-25	# 505	2,435	\$1,100,000	\$452	11	R9995191

Reading the ledger

The latest closing in this source is March 5, 2024. Repeated unit numbers across years are expected resale history. The source labels 304 and 3040 appear to describe the same legal unit 304, so they should not be counted as separate residences without reconciliation.

\$/sf = recorded close price / recorded living area. DOM = MLS-reported days on market. The PH2/802 calendar-date discrepancy is described on page 6. Individual sale prices have not been reconciled to county deeds or adjusted for concessions.

Brighton closed-sale ledger | older

Closed	Unit	Living sf	Sold price	\$/sf	DOM	MLS ID
2014-02-19	# 801	2,475	\$1,100,000	\$444	126	R9983086
2013-10-25	602	2,435	\$900,000	\$370	147	R3369004
2013-09-26	502	2,435	\$1,000,000	\$411	133	R3356853
2013-01-04	303	3,666	\$950,000	\$259	182	R3288112
2012-12-28	103	3,666	\$1,200,000	\$327	179	R3291188
2012-03-02	PH2/802	2,435	\$815,000	\$335	342	R3172736
2010-09-30	102	2,435	\$570,000	\$234	503	R3013308
2007-08-01	405	2,435	\$1,265,000	\$520	46	R2772581
2007-02-08	702	2,570	\$1,270,000	\$494	119	R2722791
2006-07-14	601	2,475	\$1,400,000	\$566	148	R2611781
2006-02-28	602	2,435	\$1,225,000	\$503	92	R2579112
2004-07-01	502	2,435	\$852,000	\$350	40	R2428877
2003-12-15	504	3,666	\$1,475,000	\$402	146	R2329805
2003-05-01	606	2,634	\$844,000	\$320	116	R2257608
2001-11-30	103	3,500	\$960,000	\$274	144	R2125149

One additional address match has an identity conflict

Closed / unit	Reported sale	Why it is flagged
2001-08-31 / PH-1 MLS R2112286	\$865,000 2,523 living sq ft \$343 / living sq ft	Parcel prefix, ZIP code, coordinates and reported year built conflict with the other Brighton records. The record must be matched to a deed / parcel before use as a Brighton comparable.

The source therefore contains **31 closed address matches, of which 30 have no identified building-identity conflict in this review**. The flagged entry is retained for transparency and excluded from Brighton pricing interpretation. It does not affect the 2020-and-later findings or the peer charts.

This is not a title or parcel audit. Unit labels such as PH2/802 and #801 are preserved from the export. The historical 3,500 versus 3,666 sq ft entries for unit 103 need area reconciliation before any same-unit appreciation calculation.

Historical expired-listing summary

The reviewed Brighton history contains **18 expired listing events across 9 distinct residences**. This page summarizes the historical marketing activity in aggregate. [1]

18

Expired listing events

Historical marketing attempts

9

Distinct residences

Repeated attempts combined

Historical coverage	Period represented
Listing dates	2002-2015
Status-change dates	2003-2016; status changes through 2016

Listing dates mark the start of the recorded attempts; they are not expiration dates. The periods above describe historical records in the supplied export, not current listing status.

Listing attempts are not owners or properties

The 18 events are listing attempts, not 18 distinct owners or properties. Several attempts can relate to the same residence, and ownership may change over time. The nine-residence count does not establish the number of owners involved.

An expired attempt can be followed by a closing

A residence may be listed more than once and later close. Historical expiration therefore does not establish that a property remained unsold or is currently available. It also does not establish current ownership, representation or selling motivation.

Expiration alone does not establish cause

Expiration alone does not establish why an attempt ended. These records cannot isolate the effects of pricing, property condition, market conditions, seller decisions or other circumstances. No cause is assigned to an individual attempt.

What the history contributes

Repeated marketing attempts support a careful review of exposure, comparable sales and the sequence of later transactions. Use the aggregate as historical context; it does not establish a property-level failure rate or present-day value.

Across the reviewed history since 2001, 18 of 48 concluded listing records were expired: 30 closed plus 18 expired, excluding the coming-soon listing and the identity-conflict closing. This describes the mix of recorded attempts, not a share of residences or owners. [1]

Methods, coverage & quality controls

Measure / population	Definition used in this report
Brighton-only scope	Original source: 352 rows. Filter Street Number = 2000, prefix = N, street = Ocean and city = Boca Raton after trimming / case normalization. Result: 50 unique MLS listing IDs: 31 C, 18 E and one H (coming soon). Subtype reconciliation is described below. One identity-conflict closing is excluded from the 30-sale analytical set. [1,16]
Comparison source	New source: 809 records; 476 closed, including 458 coded CN (condominium). The file contains selected Ocean Boulevard properties and other property types; its original search parameters are unknown. [2]
Peer population	Closed CN records in ZIP 33431 or 33432 with a close date through October 8, 2026; exclude the two Brighton closed records to avoid blending the building into its peers. 456 records remain before price validation. [2]
Sales-count chart	Require a positive recorded close price: 455 observations. Three of these lack positive living area; they count as sales but cannot support \$/sf. [2]
Price chart	Require positive close price and positive Living Area Main: 452 observations. Calculate each sale's price / living area, then take the median within the close-date calendar year. [2]
Changes and period matching	Percentage change = later median / earlier median minus one. Full-year comparisons end in 2025; 2026 is YTD. Same-period comparisons use January 1-October 8 in each year. No inflation or quality adjustment.
Duplicates / validation	No duplicate MLS IDs or parcel / close-date / price transaction keys were found within the analyzed peer set. Annual counts and medians were independently recalculated using a separate CSV-based check.

Brighton subtype reconciliation

Two records coded TH are included after county condominium classification and Brighton legal descriptions reconcile the subtype discrepancy. The corrected analytical set contains 30 closings; expired activity is reported only in aggregate on page 18. The CN-only subtype screen applies to the comparison file. [1,16]

Explicit comparison-file exclusions

R2207055 (2004): zero close price; excluded from both charts. **F1131148 (2011)**: zero living area. **A1757710 (2013)** and **F10406709 (2023)**: missing living area. The latter three remain in sales counts, but not price statistics. [2]

The export may be incomplete or selected by price, geography or other criteria that were not supplied. No market share, complete turnover rate, months of supply or whole-ZIP growth rate is inferred. Non-MLS transfers, sale concessions, exact contract exposure and changing property mix are not fully captured. Public building pages can lag current association decisions.

Sources & verification reference

Bracketed numbers throughout the report identify these sources. Web titles are clickable. Building and listing facts use the supplied MLS / tax files and primary association or public-agency sources. Reported facts still require verification.

[1] User-provided Brighton MLS export

BRIGHTON MLS.csv. 352 source rows; 50 address matches reviewed. Two TH-coded records are included using tax / legal evidence; one identity-conflict closing is flagged and excluded from analysis.

[2] User-provided comparison MLS export

33431 and 33432.csv. 809 source records. Annual charts, sample counts, comparison screening and data-quality exclusions.

[3] Brighton association - home

Official building address and community website. Some visible material is historical.

[4] Brighton association - community information

Public amenity and service descriptions; not a current engineering or operations certification.

[5] Brighton association - bulletin board

Public rule excerpts. Current adopted rules and amendments were not obtained.

[6] Brighton association - roof replacement notice

Notice dated December 12, 2022. Planned project and assessment; no final completion evidence.

[7] Brighton association - contact information

Public manager contact; confirm current routing and personnel.

[8] Florida Division of Corporations - Sunbiz entity record

The Brighton Condominium Association, Inc.; document 743839; 2026 annual-report filing and roster. Search the exact entity / document number if the session link changes.

[9] Supplied MLS / county tax files - building characteristics

BRIGHTON MLS.csv reports eight stories and 1979 year built; 33431 Tax.csv identifies 39 residential condominium parcels. See [1,16].

[10] Supplied Brighton MLS snapshot - unit 103

BRIGHTON MLS.csv, MLS B26083231: coming-soon status and \$4,498,000 asking price in the October 8, 2026 snapshot. See [1].

[11] City of Boca Raton - Red Reef Park

Official park address and features.

[12] City of Boca Raton - Gumbo Limbo Nature Center

Official nature-center address and features.

[13] Florida Statutes 553.899 (2026)

Milestone inspection framework; does not establish Brighton's compliance status.

[14] Florida Statutes 718.112 (2026)

Condominium governance and reserve-study framework; unit / transaction requirements require review.

[15] HUD - assistance animals

Housing accommodation guidance; assistance animals are distinct from pets.

[16] User-provided county tax export

33431 Tax.csv. 39 residential condominium parcels at 2000 N Ocean Boulevard. Parcel 06434716090005040: land-use code 0400; legal description BRIGHTON COND UNIT 504.

Not obtained: current association budget / financial statements, full adopted rules, SIRS, milestone reports, insurance policy, title / parking instruments, permit closeouts or independently verified sale deeds. Those gaps are identified where they affect a listing decision.

Disclosures & listing attribution

Every MLS-sourced figure is subject to the data notice below. Listing brokerages are identified as recorded in the supplied exports for every MLS record cited by number in this report.

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Listing brokerage attribution

Office names appear as recorded. Records are listed by MLS number; listing agents are not named.

Blue Lighthouse Realty, INC: F10205941

Boca Real Estators: R2428877

Castles Realty: R2125149, R2329805

CENTURY 21 Tenace Realty: R3013308

Coldwell Banker: R2112286, R2257608, R2772581, R10337783, R10405336, R11142692, R11152261

Coldwell Banker Realty: R10626546

Coldwell Banker/BR: B26017969, R2207055, R2579112, R2722791, R3291188, R3356853, R10561844

Compass Florida LLC: B26024516

Coral Shores Realty: R2611781

Douglas Elliman: R9983086, R10271357, R10954822, R11105382

Lang Realty/BR: R3172736, R3288112, R9995191, R10062786, R10083559, R10423039, R11065477

LXR Realty LLC: A1757710, F1131148

Mizner Grande Realty LLC: R10606357

Nestler Poletto Sotheby's Int'l: R3369004

Non Member Listing Office: F10406709

One Sotheby's International Realty: F10217518, F10538869

Premier Estate Properties Inc: B26083231, R10677535, R10972445

Realty Associates/Boca Raton: R10209224

Serhant: R11142250

The Corcoran Group: R11035724

William Raveis Real Estate: B26039574, R11089445, R11160917

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