

# Unit 6328 Longboat Ln W # 104 - Windsong at Boca del Mar

6328 Longboat Ln W # 104 - 6314 Longboat Ln W, Boca Raton, FL, Palm Beach 33433

## Unit Information

MLS Number: A11637298  
 Status: Active  
 Size: 1,276 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Assigned Parking  
 View:  
 List Price: \$299,000  
 List PPSF: \$234  
 Valuated Price: \$240,000  
 Valuated PPSF: \$182

*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.*

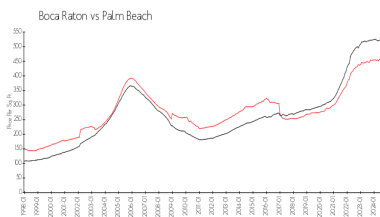
## Building Information

Number of units: 64  
 Number of active listings for rent: 0  
 Number of active listings for sale: 6  
 Building inventory for sale: 9%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
105	2,132 sq ft	Aug 2024	\$440,000	\$206
104	1,512 sq ft	Jun 2024	\$285,000	\$188
102	1,691 sq ft	Apr 2024	\$422,000	\$250
403	1,640 sq ft	Apr 2024	\$305,000	\$186

## Market Information



Windsong at Boca del Mar:	\$200/sq. ft.	Boca Raton:	\$465/sq. ft.
Boca Raton:	\$465/sq. ft.	Palm Beach:	\$464/sq. ft.

## Inventory for Sale

Windsong at Boca del Mar: 9%  
 Boca Raton: 4%  
 Palm Beach: 4%

## Avg. Time to Close Over Last 12 Months

Windsong at Boca del Mar: 5 days  
 Boca Raton: 62 days  
 Palm Beach: 62 days

