

# Unit 2011 Shoma Dr - Shoma Courtyards @ Royal Palms

2011 Shoma Dr - 1000-2139 Shoma Dr, West Palm Beach, FL, Palm Beach 33414

## Unit Information

|                 |                                   |
|-----------------|-----------------------------------|
| MLS Number:     | A11689538                         |
| Status:         | Active                            |
| Size:           | 1,457 Sq ft.                      |
| Bedrooms:       | 3                                 |
| Full Bathrooms: | 2                                 |
| Half Bathrooms: |                                   |
| Parking Spaces: | 2 Or More Spaces,Assigned Parking |
| View:           |                                   |
| List Price:     | \$338,000                         |
| List PPSF:      | \$232                             |
| Valuated Price: | \$273,000                         |
| Valuated PPSF:  | \$187                             |

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:                         | 132 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 11  |
| Building inventory for sale:             | 8%  |
| Number of sales over the last 12 months: | 3   |
| Number of sales over the last 6 months:  | 0   |
| Number of sales over the last 3 months:  | 0   |

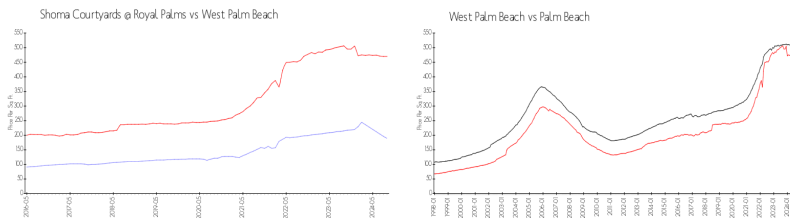
## Building Association Information

Shoma At Royal Palm Condo Assn Inc  
 2300 Shoma Drive  
 Royal Palm Beach, FL 33414  
 Phone: (561) 795-2640

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 173    | 1,457 sq ft | Feb 2024     | \$389,000  | \$267 |
|        | 1,457 sq ft | Feb 2024     | \$318,000  | \$218 |
|        | 1,457 sq ft | Dec 2023     | \$319,000  | \$219 |

## Market Information



|                                 |               |                  |               |
|---------------------------------|---------------|------------------|---------------|
| Shoma Courtyards @ Royal Palms: | \$189/sq. ft. | West Palm Beach: | \$470/sq. ft. |
| West Palm Beach:                | \$470/sq. ft. | Palm Beach:      | \$466/sq. ft. |

## Inventory for Sale

|                                |    |
|--------------------------------|----|
| Shoma Courtyards @ Royal Palms | 8% |
| West Palm Beach                | 4% |
| Palm Beach                     | 4% |

## Avg. Time to Close Over Last 12 Months

|                                |         |
|--------------------------------|---------|
| Shoma Courtyards @ Royal Palms | 43 days |
|--------------------------------|---------|



West Palm Beach  
Palm Beach

56 days  
60 days