

Unit 12 Royal Palm Way # 504 - Boca Bayou 1 to 22

12 Royal Palm Way # 504 - 1 Royal Palm Wy, Boca Raton, FL, Palm Beach 33432

Unit Information

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|-----------------|--|
| MLS Number: | F10392021 |
| Status: | Active |
| Size: | 795 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View: | Canal |
| List Price: | \$285,000 |
| List PPSF: | \$358 |
| Valuated Price: | \$255,000 |
| Valuated PPSF: | \$321 |

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

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|--|-----|
| Number of units: | 643 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 16 |
| Building inventory for sale: | 2% |
| Number of sales over the last 12 months: | 44 |
| Number of sales over the last 6 months: | 14 |
| Number of sales over the last 3 months: | 7 |

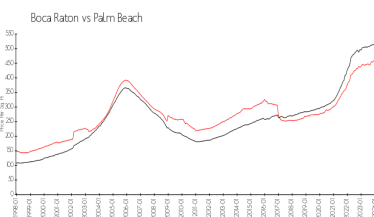
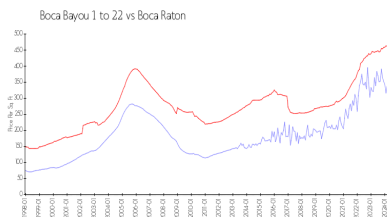
Building Association Information

Boca Bayou Condominium Association, Inc.
 Address: 30 Royal Palm Way,
 Boca Raton, FL 33432
 Phone: (561) 392-5540
 Fax: (561) 750-3707

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 2020 | 1,130 sq ft | Apr 2024 | \$345,000 | \$305 |
| 307 | 1,150 sq ft | Apr 2024 | \$360,000 | \$313 |
| 208 | 1,130 sq ft | Apr 2024 | \$349,000 | \$309 |
| 405 | 1,095 sq ft | Mar 2024 | \$325,000 | \$297 |
| 605 | 1,150 sq ft | Mar 2024 | \$345,000 | \$300 |
| 104 | 1,190 sq ft | Mar 2024 | \$365,000 | \$307 |
| 2050 | 1,095 sq ft | Mar 2024 | \$450,000 | \$411 |

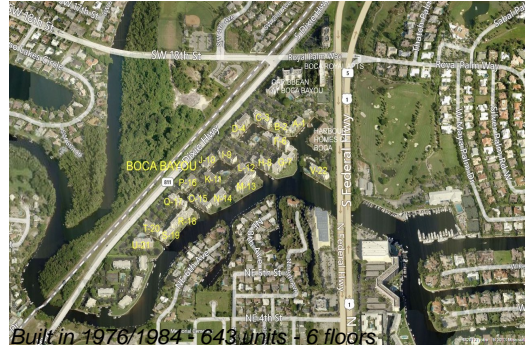
Market Information



Boca Bayou 1 to 22: \$333/sq. ft.
 Boca Raton: \$462/sq. ft.

Boca Raton: \$462/sq. ft.
 Palm Beach: \$468/sq. ft.

Inventory for Sale



| | |
|--------------------|----|
| Boca Bayou 1 to 22 | 2% |
| Boca Raton | 3% |
| Palm Beach | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|--------------------|---------|
| Boca Bayou 1 to 22 | 61 days |
| Boca Raton | 57 days |
| Palm Beach | 56 days |