

# Unit 312 - Boca Grand

312 - 233 S Federal Hwy, Boca Raton, FL, Palm Beach 33432

## Unit Information

MLS Number: F10407162  
 Status: Active  
 Size: 660 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: Assigned Parking, Guest Parking, Valet Parking  
 View: Pool Area View  
 List Price: \$439,500  
 List PPSF: \$666  
 Valuated Price: \$326,000  
 Valuated PPSF: \$462

*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: 164  
 Number of active listings for rent: 13  
 Number of active listings for sale: 8  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 13  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

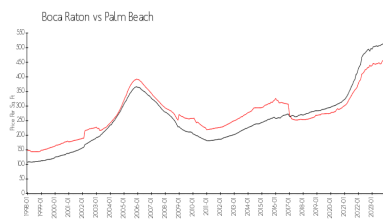
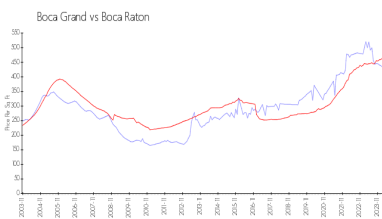
## Building Association Information

Boca Grand Condominium Association, Inc  
 233 S Federal Highway # 101  
 Boca Raton, FL33432  
 (561) 338-2172

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
403	1,073 sq ft	Apr 2024	\$630,000	\$587
419	1,058 sq ft	Feb 2024	\$492,000	\$465
609	1,647 sq ft	Nov 2023	\$730,000	\$443
615	1,072 sq ft	Oct 2023	\$642,500	\$599
Lph11	1,072 sq ft	Oct 2023	\$600,000	\$560
319	1,058 sq ft	Oct 2023	\$515,000	\$487

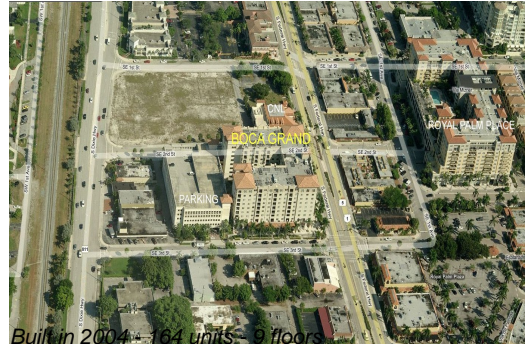
## Market Information



Boca Grand: \$455/sq. ft.      Boca Raton: \$462/sq. ft.  
 Boca Raton: \$462/sq. ft.      Palm Beach: \$468/sq. ft.

## Inventory for Sale

Boca Grand: 5%  
 Boca Raton: 3%  
 Palm Beach: 3%



**Avg. Time to Close Over Last 12 Months**

Boca Grand	72 days
Boca Raton	57 days
Palm Beach	56 days