

# Unit 23406 Barlake Dr - Lakes of Boca Barwood

23406 Barlake Dr - 23269-23489 Barlake Dr, Boca Raton, FL, Palm Beach 33433

## Unit Information

MLS Number:	F10423744
Status:	Active
Size:	1,586 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Covered Parking
View:	Garden View
List Price:	\$300,000
List PPSF:	\$189
Valuated Price:	\$285,000
Valuated PPSF:	\$180

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

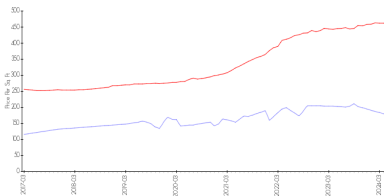
Number of units:	88
Number of active listings for rent:	0
Number of active listings for sale:	1
Building inventory for sale:	1%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

## Recent Sales

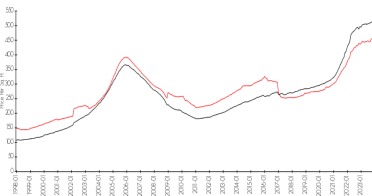
Unit #	Size	Closing Date	Sale Price	PPSF
111	1,586 sq ft	Mar 2024	\$327,000	\$206
23453	1,586 sq ft	Jan 2024	\$338,000	\$213
	1,586 sq ft	Nov 2023	\$316,000	\$199
	1,586 sq ft	Jul 2023	\$324,000	\$204
1841	1,586 sq ft	Jul 2023	\$309,000	\$195

## Market Information

Lakes of Boca Barwood vs Boca Raton



Boca Raton vs Palm Beach



Lakes of Boca Barwood:	\$180/sq. ft.	Boca Raton:	\$462/sq. ft.
Boca Raton:	\$462/sq. ft.	Palm Beach:	\$468/sq. ft.

## Inventory for Sale

Lakes of Boca Barwood	1%
Boca Raton	3%
Palm Beach	3%

## Avg. Time to Close Over Last 12 Months

Lakes of Boca Barwood	28 days
Boca Raton	57 days
Palm Beach	56 days

