

# Unit 3518 Shoma Dr - Shoma Townhomes at Royal Palm

3518 Shoma Dr - 1901-4205 Shoma Dr, Royal Palm Beach, FL, Palm Beach 33414

## Unit Information

MLS Number:	F10435589
Status:	Active
Size:	1,988 Sq ft.
Bedrooms:	4
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	1 Space, Guest Parking
View:	Other View
List Price:	\$399,999
List PPSF:	\$201
Valuated Price:	\$356,000
Valuated PPSF:	\$179

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:	193
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	2%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

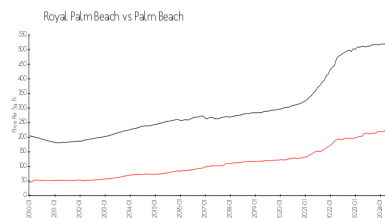
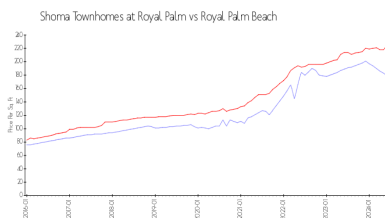
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,815 sq ft	Jul 2024	\$325,000	\$179
	1,932 sq ft	Jan 2024	\$325,000	\$168
226	1,815 sq ft	Dec 2023	\$390,000	\$215
	1,815 sq ft	Dec 2023	\$339,000	\$187
	1,815 sq ft	Oct 2023	\$320,000	\$176

## Market Information



Shoma Townhomes at Royal Palm: \$179/sq. ft.  
 Royal Palm Beach: \$225/sq. ft.

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 Palm Beach: \$474/sq. ft.

## Inventory for Sale

Shoma Townhomes at Royal Palm	3%
Royal Palm Beach	1%



Built in 2006 - 193 units - 3 floors

Palm Beach

3%

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

Shoma Townhomes at Royal Palm	37 days
Royal Palm Beach	33 days
Palm Beach	58 days