

Unit 4 Royal Palm Way # 104 - Boca Bayou 1 to 22

4 Royal Palm Way # 104 - 1 Royal Palm Wy, Boca Raton, FL, Palm Beach 33432

Unit Information

MLS Number:	F10443295
Status:	Active
Size:	1,200 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	Intracoastal View
List Price:	\$500,000
List PPSF:	\$417
Valuated Price:	\$252,000
Valuated PPSF:	\$250

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:	643
Number of active listings for rent:	0
Number of active listings for sale:	17
Building inventory for sale:	2%
Number of sales over the last 12 months:	35
Number of sales over the last 6 months:	14
Number of sales over the last 3 months:	5

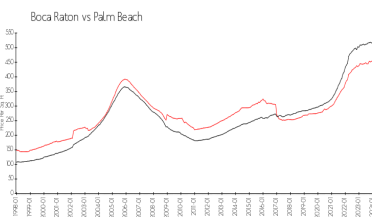
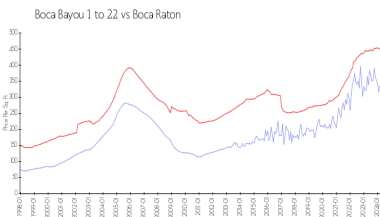
Building Association Information

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
406	855 sq ft	Jul 2024	\$229,500	\$268
106	1,105 sq ft	Jul 2024	\$400,000	\$362
302	1,130 sq ft	Jun 2024	\$367,000	\$325
609	1,495 sq ft	May 2024	\$480,000	\$321
6060	815 sq ft	May 2024	\$287,500	\$353

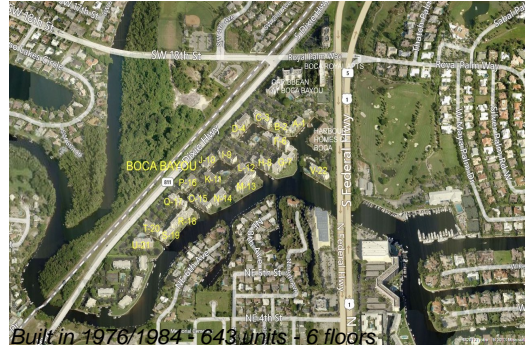
Market Information



Boca Bayou 1 to 22:	\$313/sq. ft.	Boca Raton:	\$435/sq. ft.
Boca Raton:	\$435/sq. ft.	Palm Beach:	\$474/sq. ft.

Inventory for Sale

Boca Bayou 1 to 22	3%
Boca Raton	3%



Palm Beach

3%

Avg. Time to Close Over Last 12 Months

Boca Bayou 1 to 22

64 days

Boca Raton

59 days

Palm Beach

58 days