

# Unit H-6 - Patrician Boca Raton

H-6 - 2851 S Ocean Blvd, Boca Raton, FL, Palm Beach 33432

## Unit Information

MLS Number: F10455575  
 Status: Active  
 Size: 985 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space,Assigned Parking  
 View: Garden View,Other View  
 List Price: \$424,000  
 List PPSF: \$430  
 Valuated Price: \$356,000  
 Valuated PPSF: \$361

*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: 127  
 Number of active listings for rent: 0  
 Number of active listings for sale: 12  
 Building inventory for sale: 9%  
 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

## Building Association Information

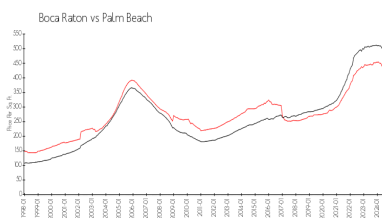
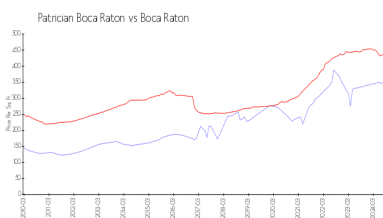
The Patrician Condominium  
 Association Inc  
 2851 South Ocean Blvd Apartment 4K  
 Boca Raton, FL 33432  
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<http://www.patriciancondo.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4m	1,086 sq ft	Sep 2024	\$385,000	\$355
6V	1,535 sq ft	Jul 2024	\$460,000	\$300
6h	985 sq ft	Jun 2024	\$350,000	\$355
4m	1,086 sq ft	May 2024	\$424,900	\$391
5I	1,356 sq ft	May 2024	\$650,000	\$479

## Market Information



Patrician Boca Raton: \$355/sq. ft.  
 Boca Raton: \$431/sq. ft.

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 Palm Beach: \$466/sq. ft.

## Inventory for Sale

Patrician Boca Raton 9%



Boca Raton	4%
Palm Beach	4%

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

Patrician Boca Raton	51 days
Boca Raton	61 days
Palm Beach	61 days