

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: F10458266
 Status: Active
 Size: 1,150 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space
 View: Intracoastal View
 List Price: \$500,000
 List PPSF: \$435
 Valuated Price: \$269,000
 Valuated PPSF: \$266

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: 25
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 20
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 2

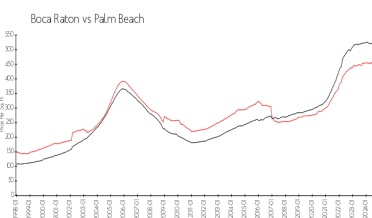
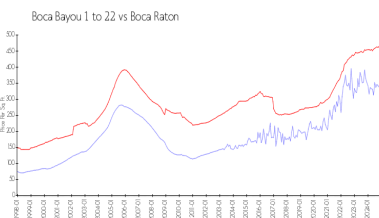
Building Association Information

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
3010	1,095 sq ft	Dec 2024	\$465,000	\$425
501	1,130 sq ft	Dec 2024	\$560,000	\$496
303	1,095 sq ft	Sep 2024	\$350,000	\$320
Unit 402	1,130 sq ft	Sep 2024	\$400,000	\$354
3050	1,095 sq ft	Aug 2024	\$395,000	\$361
604	815 sq ft	Aug 2024	\$259,475	\$318

Market Information



Boca Bayou 1 to 22: \$335/sq. ft.
 Boca Raton: \$465/sq. ft.

Boca Raton: \$465/sq. ft.
 Palm Beach: \$464/sq. ft.

Inventory for Sale

Boca Bayou 1 to 22: 4%
 Boca Raton: 4%
 Palm Beach: 4%



Avg. Time to Close Over Last 12 Months

Boca Bayou 1 to 22	74 days
Boca Raton	62 days
Palm Beach	62 days