

# Unit 13 Royal Palm Way # 505 - Boca Bayou 1 to 22

13 Royal Palm Way # 505 - 1 Royal Palm Wy, Boca Raton, FL, Palm Beach 33432

## Unit Information

MLS Number: F10468921  
 Status: Active  
 Size: 1,095 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space  
 View: Canal  
 List Price: \$450,000  
 List PPSF: \$411  
 Valuated Price: \$400,000  
 Valuated PPSF: \$365

*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: 26  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 20  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 2

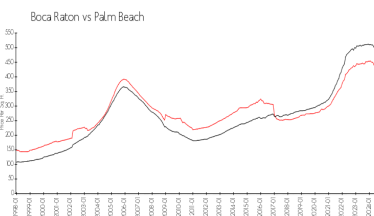
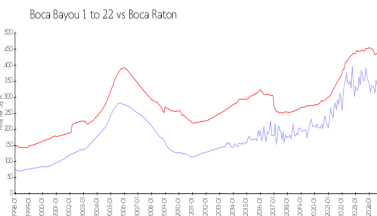
## Building Association Information

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  |
|----------|-------------|--------------|------------|-------|
| 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 |
| 406      | 855 sq ft   | Jul 2024     | \$229,500  | \$268 |
| 106      | 1,105 sq ft | Jul 2024     | \$400,000  | \$362 |

## Market Information



Boca Bayou 1 to 22: \$346/sq. ft.  
 Boca Raton: \$431/sq. ft.

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 Palm Beach: \$466/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 | 68 days |
| Boca Raton         | 61 days |
| Palm Beach         | 60 days |