

# Unit 6328 Longboat Ln W # 104 - Windsong at Boca del Mar

6328 Longboat Ln W # 104 - 6314 Longboat Ln W, Boca Raton, FL, Palm Beach 33433

## Unit Information

MLS Number: F10521000  
 Status: Active  
 Size: 1,276 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space,Assigned Parking  
 View:  
 List Price: \$269,000  
 List PPSF: \$211  
 Valuated Price: \$238,000  
 Valuated PPSF: \$181

*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.*

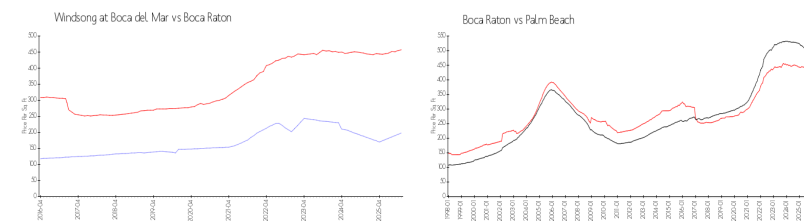
## Building Information

Number of units: 64  
 Number of active listings for rent: 0  
 Number of active listings for sale: 7  
 Building inventory for sale: 10%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
G104	1,659 sq ft	Sep 2025	\$305,000	\$184
102	1,659 sq ft	Apr 2025	\$342,000	\$206

## Market Information



Windsong at Boca del Mar:	\$198/sq. ft.	Boca Raton:	\$457/sq. ft.
Boca Raton:	\$457/sq. ft.	Palm Beach:	\$452/sq. ft.

## Inventory for Sale

Windsong at Boca del Mar	11%
Boca Raton	3%
Palm Beach	3%

## Avg. Time to Close Over Last 12 Months

Windsong at Boca del Mar	169 days
Boca Raton	80 days
Palm Beach	77 days



Built in 1982/1994 - 64 units - 2 floors