

Unit 9208 Passiflora Way # 102 - Boca Flores

9208 Passiflora Way # 102 - 21812-21998 Canadensis Cir, Boca Raton, FL, Palm Beach 33428

Unit Information

MLS Number: F10538195
 Status: Active
 Size: 1,916 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 2 Or More Spaces,Covered Parking
 View:
 List Price: \$575,000
 List PPSF: \$300
 Valuated Price: \$575,000
 Valuated PPSF: \$300

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: 120
 Number of active listings for rent: 0
 Number of active listings for sale: 4
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 4
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 1

Building Association Information

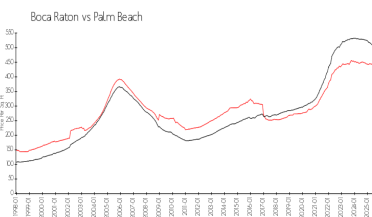
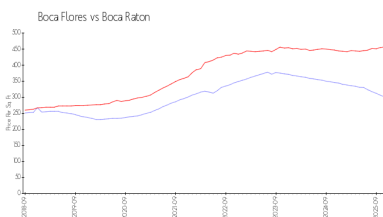
Boca Flores
 Condominium Association, Inc.
 9167 Passiflora Way
 Boca Raton, FL 33428
 c/o Castle Management, LLC
 12270 SW 3rd St Suite #200
 Plantation, FL 33325
 Phone: 1-800-337-5850
 Fax: (954) 792-6928

<https://www.bocaflorescondo.com/Page/28>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
202	2,558 sq ft	Nov 2025	\$775,000	\$303
102	1,916 sq ft	Jul 2025	\$575,000	\$300
101	1,554 sq ft	Jun 2025	\$510,000	\$328
101	1,916 sq ft	Dec 2024	\$689,000	\$360

Market Information



Boca Flores: \$301/sq. ft.
 Boca Raton: \$457/sq. ft.

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 Palm Beach: \$452/sq. ft.

Inventory for Sale



Boca Flores	3%
Boca Raton	3%
Palm Beach	3%

Avg. Time to Close Over Last 12 Months

Boca Flores	125 days
Boca Raton	80 days
Palm Beach	77 days