

Unit C-304 - Sea Ranch Club of Boca II & TH

C-304 - 4201 N Ocean Blvd, Boca Raton, FL, Palm Beach 33431

Unit Information

MLS Number: RX-10917135
 Status: Active
 Size: 2,039 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned, Garage - Building
 View: Garden, Intracoastal, Ocean
 List Price: \$799,500
 List PPSF: \$392
 Valuated Price: \$661,000
 Valuated PPSF: \$390

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: 158
 Number of active listings for rent: 7
 Number of active listings for sale: 9
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 11
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 2

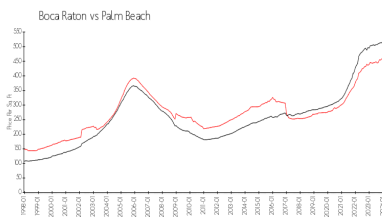
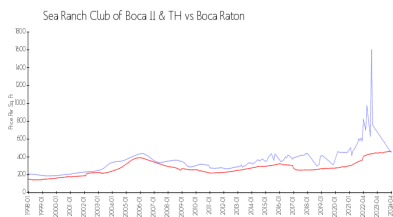
Building Association Information

Sea Ranch Club of Boca Condominium Association Inc 4301 N Ocean Blvd Ofc, Boca Raton, FL 33431
 (561) 395-4723
 (561) 395-0447

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| C-1402 | 1,692 sq ft | Jan 2024 | \$900,000 | \$532 |
| C-908 | 1,692 sq ft | Nov 2023 | \$850,000 | \$502 |
| 14 | 2,830 sq ft | Oct 2023 | \$2,250,000 | \$795 |
| 201 | 2,319 sq ft | Sep 2023 | \$1,260,000 | \$543 |

Market Information



| | | | |
|---------------------------------|---------------|-------------|---------------|
| Sea Ranch Club of Boca II & TH: | \$446/sq. ft. | Boca Raton: | \$462/sq. ft. |
| Boca Raton: | \$462/sq. ft. | Palm Beach: | \$468/sq. ft. |

Inventory for Sale

Sea Ranch Club of Boca II & TH: 6%
 Boca Raton: 3%
 Palm Beach: 3%



Avg. Time to Close Over Last 12 Months

| | |
|--------------------------------|---------|
| Sea Ranch Club of Boca II & TH | 82 days |
| Boca Raton | 57 days |
| Palm Beach | 56 days |