

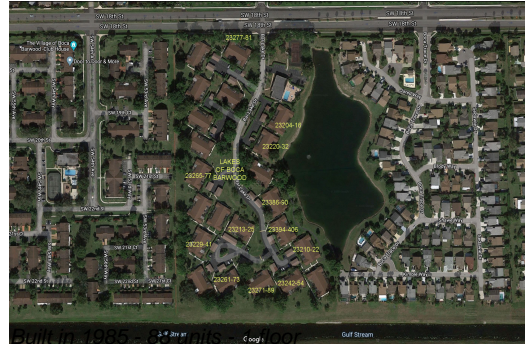
Unit 23301 Barlake Dr - Lakes of Boca Barwood

23301 Barlake Dr - 23269-23489 Barlake Dr, Boca Raton, FL, Palm Beach 33433

Unit Information

MLS Number: RX-10933684
 Status: Active
 Size: 1,474 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Carport - Detached, Guest, Vehicle
 Restrictions: Clubhouse, Pool, Tennis
 View:
 List Price: \$335,000
 List PPSF: \$227
 Valuated Price: \$226,000
 Valuated PPSF: \$180

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

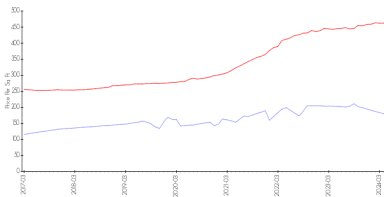
Number of units: 88
 Number of active listings for rent: 0
 Number of active listings for sale: 1
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 1

Recent Sales

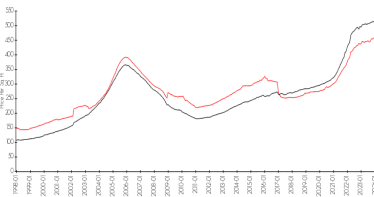
Unit #	Size	Closing Date	Sale Price	PPSF
111	1,586 sq ft	Mar 2024	\$327,000	\$206
23453	1,586 sq ft	Jan 2024	\$338,000	\$213
	1,586 sq ft	Nov 2023	\$316,000	\$199
	1,586 sq ft	Jul 2023	\$324,000	\$204
1841	1,586 sq ft	Jul 2023	\$309,000	\$195

Market Information

Lakes of Boca Barwood vs Boca Raton



Boca Raton vs Palm Beach



Lakes of Boca Barwood:	\$180/sq. ft.	Boca Raton:	\$462/sq. ft.
Boca Raton:	\$462/sq. ft.	Palm Beach:	\$468/sq. ft.

Inventory for Sale

Lakes of Boca Barwood: 1%
 Boca Raton: 3%
 Palm Beach: 3%

Avg. Time to Close Over Last 12 Months

Lakes of Boca Barwood: 28 days
 Boca Raton: 57 days
 Palm Beach: 56 days