

Unit 4 Royal Palm Way # 306 - Boca Bayou 1 to 22

4 Royal Palm Way # 306 - 1 Royal Palm Wy, Boca Raton, FL, Palm Beach 33432

Unit Information

MLS Number:	RX-10971718
Status:	Active
Size:	795 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Assigned, Guest
View:	Canal, Lagoon, Marina
List Price:	\$279,000
List PPSF:	\$351
Valuated Price:	\$215,000
Valuated PPSF:	\$270

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:	16
Building inventory for sale:	2%
Number of sales over the last 12 months:	44
Number of sales over the last 6 months:	14
Number of sales over the last 3 months:	7

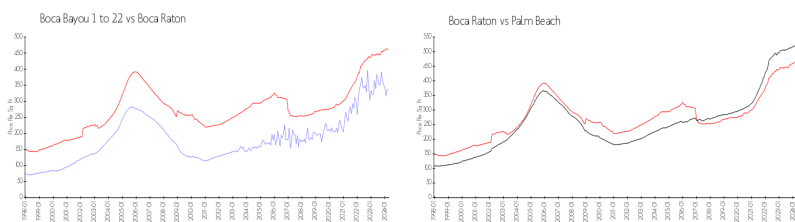
Building Association Information

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
2020	1,130 sq ft	Apr 2024	\$345,000	\$305
307	1,150 sq ft	Apr 2024	\$360,000	\$313
208	1,130 sq ft	Apr 2024	\$349,000	\$309
405	1,095 sq ft	Mar 2024	\$325,000	\$297
605	1,150 sq ft	Mar 2024	\$345,000	\$300
104	1,190 sq ft	Mar 2024	\$365,000	\$307
2050	1,095 sq ft	Mar 2024	\$450,000	\$411

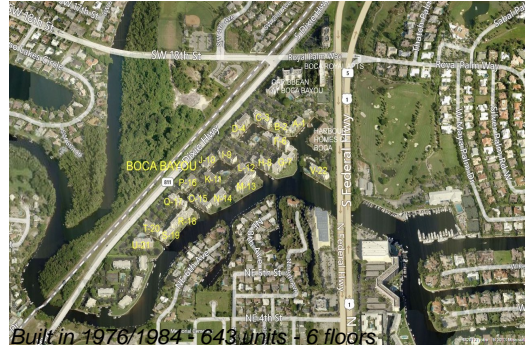
Market Information



Boca Bayou 1 to 22: \$333/sq. ft.
 Boca Raton: \$462/sq. ft.

Boca Raton: \$462/sq. ft.
 Palm Beach: \$468/sq. ft.

Inventory for Sale



Boca Bayou 1 to 22	2%
Boca Raton	3%
Palm Beach	3%

Avg. Time to Close Over Last 12 Months

Boca Bayou 1 to 22	61 days
Boca Raton	57 days
Palm Beach	56 days