

# Unit 2 BLK 9 - Royal Poinciana

2 BLK 9 - 15-110 Via Floresta Dr, Boca Raton, FL, Palm Beach 33487

## Unit Information

MLS Number: RX-10972998  
 Status: Active  
 Size: 2,562 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 2+ Spaces, Garage - Attached, Vehicle Restrictions  
 View: Garden  
 List Price: \$699,999  
 List PPSF: \$273  
 Valuated Price: \$713,000  
 Valuated PPSF: \$369

*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: 90  
 Number of active listings for rent: 0  
 Number of active listings for sale: 3  
 Building inventory for sale: 3%  
 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

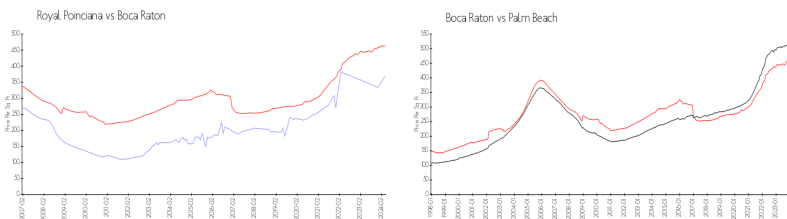
## Building Association Information

The Royal Poinciana Property Owners Association, Inc.  
 2701 Nw Boca Raton Blvd Ste 202 Boca Raton

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	3,068 sq ft	Apr 2024	\$890,000	\$290
	2,970 sq ft	Dec 2023	\$825,000	\$278
	2,562 sq ft	Dec 2023	\$605,000	\$236
	2,970 sq ft	Sep 2023	\$850,000	\$286
	2,562 sq ft	Jul 2023	\$600,000	\$234

## Market Information



Royal Poinciana: \$369/sq. ft.      Boca Raton: \$462/sq. ft.  
 Boca Raton: \$462/sq. ft.      Palm Beach: \$468/sq. ft.

## Inventory for Sale

Royal Poinciana: 3%  
 Boca Raton: 3%  
 Palm Beach: 3%

## Avg. Time to Close Over Last 12 Months



Royal Poinciana  
Boca Raton  
Palm Beach

48 days  
57 days  
56 days