

# Unit N-6 - Patrician Boca Raton

N-6 - 2851 S Ocean Blvd, Boca Raton, FL, Palm Beach 33432

## Unit Information

MLS Number:	RX-10979315
Status:	Active
Size:	1,230 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Guest
View:	Ocean
List Price:	\$649,000
List PPSF:	\$528
Valuated Price:	\$472,000
Valuated PPSF:	\$384

*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:	127
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	5%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

## Building Association Information

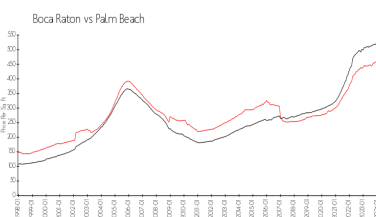
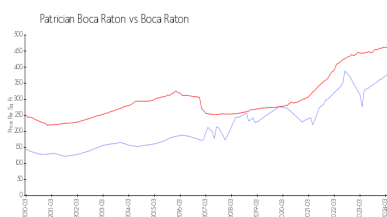
The Patrician Condominium  
Association Inc  
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Boca Raton, FL 33432  
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## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
5I	1,356 sq ft	May 2024	\$650,000	\$479
6 L	1,356 sq ft	Dec 2023	\$600,000	\$442
7B	1,497 sq ft	Jun 2023	\$585,000	\$391
U3	1,497 sq ft	May 2023	\$500,000	\$334
3 A	1,535 sq ft	May 2023	\$557,500	\$363

## Market Information



Patrician Boca Raton:	\$377/sq. ft.	Boca Raton:	\$463/sq. ft.
Boca Raton:	\$463/sq. ft.	Palm Beach:	\$475/sq. ft.



**Inventory for Sale**

Patrician Boca Raton	6%
Boca Raton	3%
Palm Beach	3%

**Avg. Time to Close Over Last 12 Months**

Patrician Boca Raton	45 days
Boca Raton	57 days
Palm Beach	56 days