

Unit 9135 Passiflora Way # 102 - Boca Flores

9135 Passiflora Way # 102 - 21812-21998 Canadensis Cir, Boca Raton, FL, Palm Beach 33428

Unit Information

MLS Number:	RX-10979785
Status:	Active
Size:	2,534 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2+ Spaces,Garage - Attached
View:	Garden
List Price:	\$775,000
List PPSF:	\$306
Valuated Price:	\$724,000
Valuated PPSF:	\$378

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:	120
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	2%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

Building Association Information

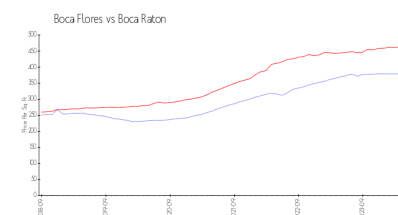
Boca Flores
Condominium Association, Inc.
9167 Passiflora Way
Boca Raton, FL 33428
c/o Castle Management, LLC
12270 SW 3rd St Suite #200
Plantation, FL 33325
Phone: 1-800-337-5850
Fax: (954) 792-6928

<https://www.bocaflorescondo.com/Page/28>

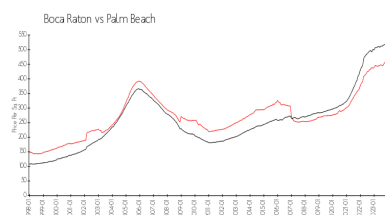
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
101	2,534 sq ft	Sep 2023	\$720,000	\$284
101	1,916 sq ft	Aug 2023	\$710,000	\$371
201	3,315 sq ft	Jul 2023	\$785,000	\$237
102	1,916 sq ft	Jul 2023	\$739,900	\$386

Market Information



Boca Flores: \$379/sq. ft.
Boca Raton: \$463/sq. ft.



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



Inventory for Sale

Boca Flores	3%
Boca Raton	3%
Palm Beach	3%

Avg. Time to Close Over Last 12 Months

Boca Flores	12 days
Boca Raton	57 days
Palm Beach	56 days