

# Unit 404 - Meridian at One North Ocean

404 - 1 N Ocean Blvd, Boca Raton, FL, Palm Beach 33432

## Unit Information

MLS Number:	RX-10990453
Status:	Pending
Size:	3,318 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2+ Spaces,Assigned,Garage - Building,Guest
View:	City,Ocean
List Price:	\$2,795,000
List PPSF:	\$842
Valuated Price:	\$2,348,000
Valuated PPSF:	\$708

*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:	31
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	6%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

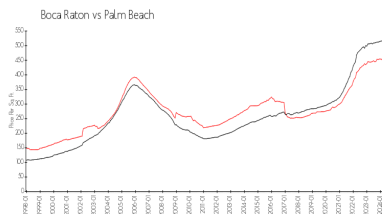
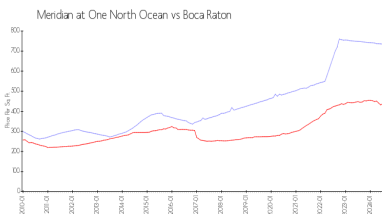
## Building Association Information

Meridian at One North Ocean  
Address: 1 N Ocean Blvd,  
Boca Raton, FL 33432  
Phone: +1 561-367-6858

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
303	3,250 sq ft	Sep 2024	\$1,725,000	\$531
304	4,190 sq ft	Aug 2024	\$2,325,000	\$555
105	2,092 sq ft	Apr 2024	\$1,350,000	\$645

## Market Information



Meridian at One North Ocean:	\$734/sq. ft.	Boca Raton:	\$444/sq. ft.
Boca Raton:	\$444/sq. ft.	Palm Beach:	\$471/sq. ft.

## Inventory for Sale

Meridian at One North Ocean	6%
Boca Raton	3%
Palm Beach	3%

## Avg. Time to Close Over Last 12 Months

Meridian at One North Ocean	n/a
Boca Raton	59 days



Palm Beach

58 days