

# Unit LPH 05 - Boca Grand

LPH 05 - 233 S Federal Hwy, Boca Raton, FL, Palm Beach 33432

## Unit Information

MLS Number: RX-11011868  
 Status: Active  
 Size: 1,082 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned,Covered,Garage - Building,Guest  
 View: City  
 List Price: \$620,000  
 List PPSF: \$573  
 Valuated Price: \$617,000  
 Valuated PPSF: \$524

*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: 164  
 Number of active listings for rent: 13  
 Number of active listings for sale: 10  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

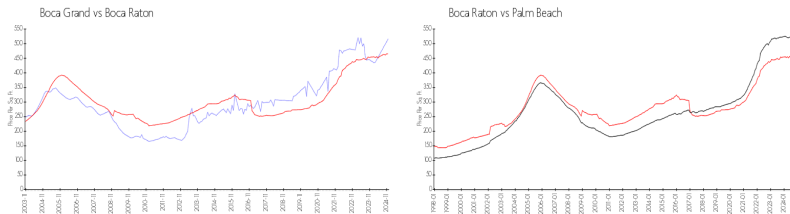
## Building Association Information

Boca Grand Condominium Association, Inc  
 233 S Federal Highway # 101  
 Boca Raton, FL33432  
 (561) 338-2172

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
723	1,073 sq ft	Jan 2025	\$530,000	\$494
LPH11	1,072 sq ft	Dec 2024	\$599,900	\$560
611	1,072 sq ft	Aug 2024	\$525,000	\$490
317	1,581 sq ft	Jun 2024	\$610,000	\$386
412	660 sq ft	May 2024	\$399,000	\$605

## Market Information



Boca Grand:	\$516/sq. ft.	Boca Raton:	\$465/sq. ft.
Boca Raton:	\$465/sq. ft.	Palm Beach:	\$465/sq. ft.

## Inventory for Sale

Boca Grand: 6%  
 Boca Raton: 4%  
 Palm Beach: 4%

## Avg. Time to Close Over Last 12 Months

Boca Grand: 55 days



Boca Raton  
Palm Beach

62 days  
62 days