## Unit R-6 - Patrician Boca Raton

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

#### **Unit Information**

 MLS Number:
 RX-11025786

 Status:
 Active

 Size:
 1,086 Sq ft.

Bedrooms: 11
Full Bathrooms: 12
Half Bathrooms: 13

Parking Spaces:

View:
Ocean
List Price:
\$399,995
List PPSF:
\$368
Valuated Price:
\$356,000
Valuated PPSF:
\$361

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: 12
Building inventory for sale: 9%
Number of sales over the last 12 months: 6
Number of sales over the last 6 months: 4
Number of sales over the last 3 months: 1

# **Building Association Information**

The Patrician Condominium Association Inc 2851 South Ocean Blvd Apartment 4K

Boca Raton, FL 33432 Phone: (561) 391-3130 Fax: (561) 391-1320

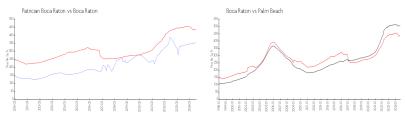
email: thepatriciancondo@gmail.com

http://www.patriciancondo.com/

### **Recent Sales**

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 4m     | 1,086 sq ft | Sep 2024     | \$385,000  | \$355 |
| 6V     | 1,535 sq ft | Jul 2024     | \$460,000  | \$300 |
| 6h     | 985 sq ft   | Jun 2024     | \$350,000  | \$355 |
| 4m     | 1,086 sq ft | May 2024     | \$424,900  | \$391 |
| 51     | 1,356 sq ft | May 2024     | \$650,000  | \$479 |

#### **Market Information**



Patrician Boca \$355/sq. ft. Boca Raton: \$431/sq. ft. Raton:

Boca Raton: \$431/sq. ft. Palm Beach: \$466/sq. ft.

#### **Inventory for Sale**

Patrician Boca Raton 9%





Boca Raton 4% Palm Beach 4%

# Avg. Time to Close Over Last 12 Months

Patrician Boca Raton 51 days Boca Raton 61 days Palm Beach 60 days