

# Unit 12 Royal Palm Way # 103 - Boca Bayou 1 to 22

12 Royal Palm Way # 103 - 1 Royal Palm Wy, Boca Raton, FL, Palm Beach 33432

## Unit Information

MLS Number: RX-11028690  
 Status: Active Under Contract  
 Size: 1,095 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned  
 View: Intracoastal, Lagoon, Marina  
 List Price: \$469,000  
 List PPSF: \$428  
 Valuated Price: \$340,000  
 Valuated PPSF: \$311

*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: 643  
 Number of active listings for rent: 0  
 Number of active listings for sale: 23  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 19  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 2

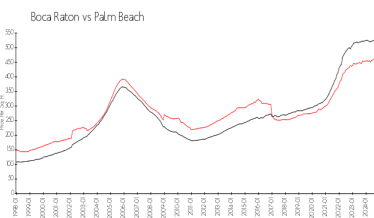
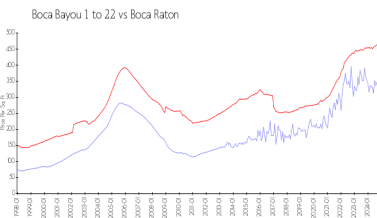
## Building Association Information

Boca Bayou Condominium Association, Inc.  
 Address: 30 Royal Palm Way,  
 Boca Raton, FL 33432  
 Phone: (561) 392-5540  
 Fax: (561) 750-3707

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3010	1,095 sq ft	Dec 2024	\$465,000	\$425
501	1,130 sq ft	Dec 2024	\$560,000	\$496
303	1,095 sq ft	Sep 2024	\$350,000	\$320
Unit 402	1,130 sq ft	Sep 2024	\$400,000	\$354
3050	1,095 sq ft	Aug 2024	\$395,000	\$361
604	815 sq ft	Aug 2024	\$259,475	\$318

## Market Information



Boca Bayou 1 to 22: \$335/sq. ft.  
 Boca Raton: \$465/sq. ft.

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

## Inventory for Sale

Boca Bayou 1 to 22: 4%  
 Boca Raton: 4%  
 Palm Beach: 4%



## Avg. Time to Close Over Last 12 Months

Boca Bayou 1 to 22	72 days
Boca Raton	62 days
Palm Beach	62 days