

# Unit 3510 Shoma Dr - Shoma Townhomes at Royal Palm

3510 Shoma Dr - 1901-4205 Shoma Dr, Royal Palm Beach, FL, Palm Beach 33414

## Unit Information

MLS Number:	RX-11029251
Status:	Active
Size:	1,932 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	Garage - Attached
View:	
List Price:	\$309,900
List PPSF:	\$160
Valuated Price:	\$332,000
Valuated PPSF:	\$172

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:	193
Number of active listings for rent:	0
Number of active listings for sale:	10
Building inventory for sale:	5%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

## Building Association Information

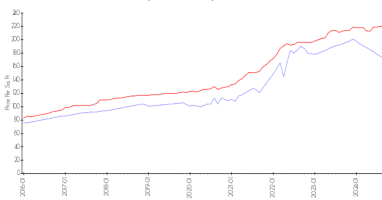
Shoma At Royal Palm Condo Assn Inc  
 2300 Shoma Dr  
 Royal Palm Beach, FL 33414  
 Phone: (561) 795-2640

## Recent Sales

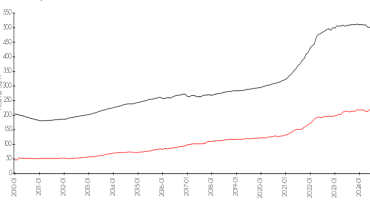
Unit #	Size	Closing Date	Sale Price	PPSF
	1,815 sq ft	Jul 2024	\$325,000	\$179
	1,932 sq ft	Jan 2024	\$325,000	\$168
226	1,815 sq ft	Dec 2023	\$390,000	\$215

## Market Information

Shoma Townhomes at Royal Palm vs Royal Palm Beach



Royal Palm Beach vs Palm Beach



Shoma Townhomes at Royal Palm: \$172/sq. ft.

Royal Palm Beach: \$220/sq. ft.

Royal Palm Beach: \$220/sq. ft.

Palm Beach: \$466/sq. ft.

## Inventory for Sale

Shoma Townhomes at Royal Palm	5%
Royal Palm Beach	2%
Palm Beach	4%

## Avg. Time to Close Over Last 12 Months

Shoma Townhomes at Royal Palm	40 days
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Royal Palm Beach  
Palm Beach

39 days  
60 days