

# Unit 1 Royal Palm Way # 303 - Boca Bayou 1 to 22

1 Royal Palm Way # 303 - 1 Royal Palm Wy, Boca Raton, FL, Palm Beach 33432

## Unit Information

MLS Number:	RX-11029530
Status:	Active
Size:	1,130 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Guest
View:	Canal
List Price:	\$375,000
List PPSF:	\$332
Valuated Price:	\$317,000
Valuated PPSF:	\$281

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:	28
Building inventory for sale:	4%
Number of sales over the last 12 months:	21
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	2

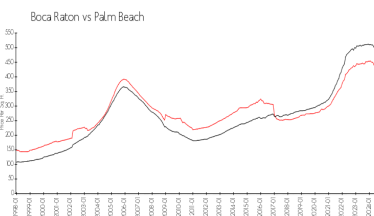
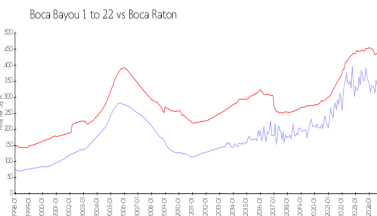
## Building Association Information

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
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
406	855 sq ft	Jul 2024	\$229,500	\$268
106	1,105 sq ft	Jul 2024	\$400,000	\$362

## Market Information



Boca Bayou 1 to 22: \$346/sq. ft.  
 Boca Raton: \$431/sq. ft.

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 Palm Beach: \$466/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	66 days
Boca Raton	61 days
Palm Beach	60 days