

Unit 2509 Shoma Dr - Shoma Townhomes at Royal Palm

2509 Shoma Dr - 1901-4205 Shoma Dr, Royal Palm Beach, FL, Palm Beach 33414

Unit Information

| | |
|-----------------|-------------------|
| MLS Number: | RX-11029745 |
| Status: | Active |
| Size: | 1,815 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 3 |
| Half Bathrooms: | 1 |
| Parking Spaces: | Garage - Attached |
| View: | Garden |
| List Price: | \$309,900 |
| List PPSF: | \$171 |
| Valuated Price: | \$312,000 |
| 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

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|--|-----|
| 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: | 4 |
| Number of sales over the last 6 months: | 1 |
| Number of sales over the last 3 months: | 0 |

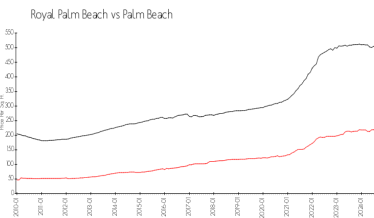
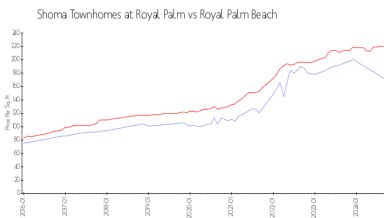
Building Association Information

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 |
| | 1,815 sq ft | Dec 2023 | \$339,000 | \$187 |

Market Information



| | | | |
|--------------------------------|---------------|-------------------|---------------|
| 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 | 42 days |
| Royal Palm Beach | 37 days |
| Palm Beach | 60 days |