

Unit 2 BLK 3 - Royal Poinciana

2 BLK 3 - 15-110 Via Floresta Dr, Boca Raton, FL, Palm Beach 33487



Unit Information

MLS Number:	RX-11032122
Status:	Active Under Contract
Size:	3,068 Sq ft.
Bedrooms:	4
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	Driveway, Garage - Attached
View:	Garden
List Price:	\$895,000
List PPSF:	\$292
Valuated Price:	\$807,000
Valuated PPSF:	\$335

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:	90
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	4%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

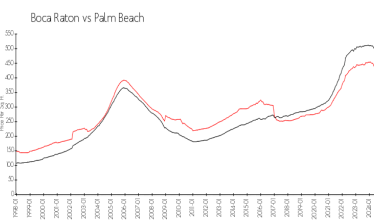
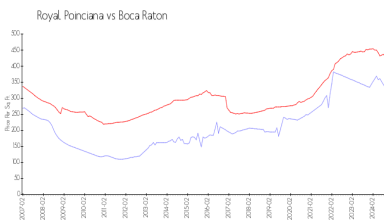
Building Association Information

The Royal Poinciana Property Owners Association, Inc.
2701 Nw Boca Raton Blvd Ste 202 Boca Raton

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	3,054 sq ft	Nov 2024	\$865,000	\$283
	2,562 sq ft	Jun 2024	\$715,000	\$279
17	2,142 sq ft	Jun 2024	\$660,000	\$308
	3,175 sq ft	Jun 2024	\$890,000	\$280
	3,068 sq ft	May 2024	\$862,500	\$281

Market Information



Royal Poinciana:	\$335/sq. ft.	Boca Raton:	\$431/sq. ft.
Boca Raton:	\$431/sq. ft.	Palm Beach:	\$466/sq. ft.

Inventory for Sale

Royal Poinciana	4%
Boca Raton	4%
Palm Beach	4%

Avg. Time to Close Over Last 12 Months

Royal Poinciana	51 days
Boca Raton	61 days
Palm Beach	60 days