

Unit 6 Royal Palm Way # 204 - Boca Bayou 1 to 22

6 Royal Palm Way # 204 - 1 Royal Palm Wy, Boca Raton, FL, Palm Beach 33432

Unit Information

MLS Number:	RX-11063690
Status:	Active
Size:	795 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Assigned, Guest, Vehicle Restrictions
View:	Canal, City, Lagoon, Pool
List Price:	\$273,600
List PPSF:	\$344
Valuated Price:	\$247,000
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:	19
Building inventory for sale:	2%
Number of sales over the last 12 months:	31
Number of sales over the last 6 months:	21
Number of sales over the last 3 months:	11

Building Association Information

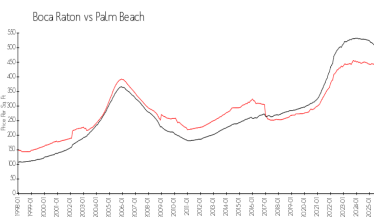
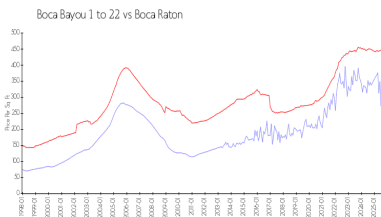
Boca Bayou Condominium Association, Inc.
 Address: 30 Royal Palm Way,
 Boca Raton, FL 33432
 Phone: (561) 392-5540
 Fax: (561) 750-3707

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
602	1,095 sq ft	Dec 2025	\$365,000	\$333
504	815 sq ft	Nov 2025	\$219,100	\$269
304	1,130 sq ft	Nov 2025	\$365,000	\$323
202	1,095 sq ft	Nov 2025	\$495,000	\$452
5050	1,095 sq ft	Oct 2025	\$358,000	\$327
2040	795 sq ft	Oct 2025	\$255,000	\$321

Market Information

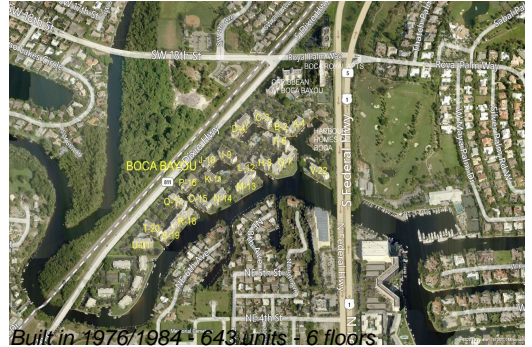


Boca Bayou 1 to 22: \$332/sq. ft.
 Boca Raton: \$457/sq. ft.

Boca Raton: \$457/sq. ft.
 Palm Beach: \$453/sq. ft.

Inventory for Sale

Boca Bayou 1 to 22 3%



Boca Raton	3%
Palm Beach	3%

Avg. Time to Close Over Last 12 Months

Boca Bayou 1 to 22	69 days
Boca Raton	80 days
Palm Beach	77 days