

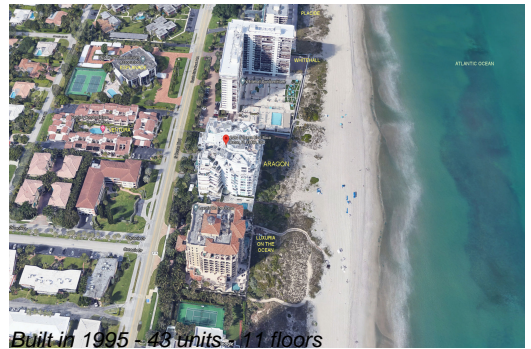
# Unit B6 & C6 - Aragon

B6 & C6 - 2494 S Ocean Blvd, Boca Raton, FL, Palm Beach 33432

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | RX-11095198                                |
| Status:         | Active                                     |
| Size:           | 7,767 Sq ft.                               |
| Bedrooms:       | 4  |
| Full Bathrooms: | 4  |
| Half Bathrooms: | 1  |
| Parking Spaces: | Garage - Building,Guest,2+ Spaces,Assigned |
| View:           | Ocean,City                                 |
| List Price:     | \$7,750,000                                |
| List PPSF:      | \$998                                      |
| Valuated Price: | \$8,418,000                                |
| Valuated PPSF:  | \$1,084                                    |

*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:                         | 43 |
| Number of active listings for rent:      | 0  |
| Number of active listings for sale:      | 2  |
| Building inventory for sale:             | 4% |
| Number of sales over the last 12 months: | 2  |
| Number of sales over the last 6 months:  | 1  |
| Number of sales over the last 3 months:  | 1  |

## Building Association Information

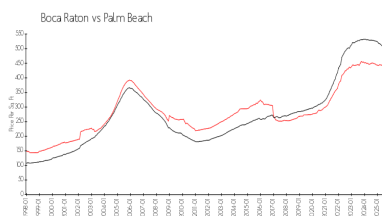
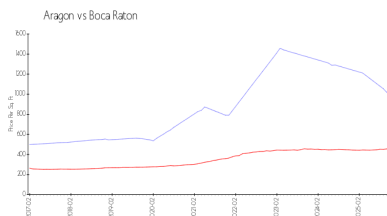
Aragon Condominium Association  
of Boca Raton  
Address: 2494 S Ocean Blvd,  
Boca Raton, FL 33432  
Phone: +1 561-338-9857

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF    |
|--------|-------------|--------------|-------------|---------|
| J7     | 3,764 sq ft | Oct 2025     | \$2,100,000 | \$558   |
| L-3    | 4,718 sq ft | Mar 2025     | \$5,450,000 | \$1,155 |

## Market Information



|             |                |             |               |
|-------------|----------------|-------------|---------------|
| Aragon:     | \$1003/sq. ft. | Boca Raton: | \$457/sq. ft. |
| Boca Raton: | \$457/sq. ft.  | Palm Beach: | \$452/sq. ft. |

## Inventory for Sale

|            |    |
|------------|----|
| Aragon     | 5% |
| Boca Raton | 3% |
| Palm Beach | 3% |

## Avg. Time to Close Over Last 12 Months

|            |          |
|------------|----------|
| Aragon     | 233 days |
| Boca Raton | 80 days  |
| Palm Beach | 77 days  |