

Unit 21 Royal Palm Way # 405 - Boca Bayou 1 to 22

21 Royal Palm Way # 405 - 1 Royal Palm Wy, Boca Raton, FL, Palm Beach 33432

Unit Information

MLS Number:	RX-11115794
Status:	Active
Size:	1,095 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Guest, Vehicle Restrictions
View:	Canal, Lagoon, Pool
List Price:	\$350,000
List PPSF:	\$320
Valuated Price:	\$347,000
Valuated PPSF:	\$317

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:	16
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:	9

Building Association Information

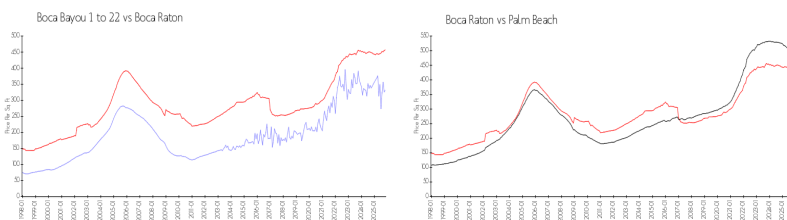
Boca Bayou Condominium Association, Inc.
Address: 30 Royal Palm Way,
Boca Raton, FL 33432
Phone: (561) 392-5540
Fax: (561) 750-3707

<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

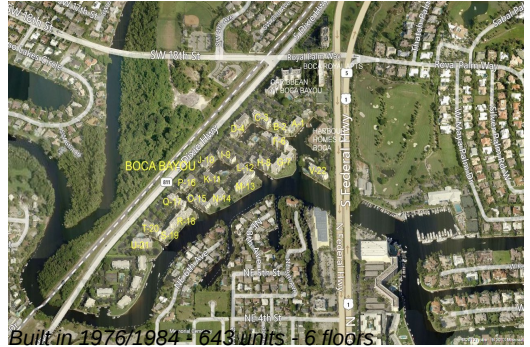


Boca Bayou 1 to 22: \$332/sq. ft.
Boca Raton: \$457/sq. ft.

Boca Raton: \$457/sq. ft.
Palm Beach: \$452/sq. ft.

Inventory for Sale

Boca Bayou 1 to 22 2%



Boca Raton	3%
Palm Beach	3%

Avg. Time to Close Over Last 12 Months

Boca Bayou 1 to 22	71 days
Boca Raton	80 days
Palm Beach	77 days