

# Unit 17 Royal Palm Way # 105 - Boca Bayou 1 to 22

17 Royal Palm Way # 105 - 1 Royal Palm Wy, Boca Raton, FL, Palm Beach 33432

## Unit Information

MLS Number: RX-11118051  
 Status: Active  
 Size: 1,095 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 2+ Spaces, Assigned, Guest  
 View: Canal  
 List Price: \$525,000  
 List PPSF: \$479  
 Valuated Price: \$337,000  
 Valuated PPSF: \$308

*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

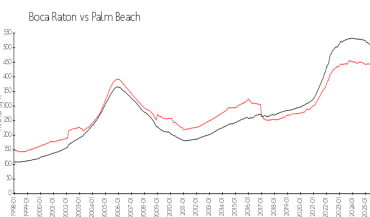
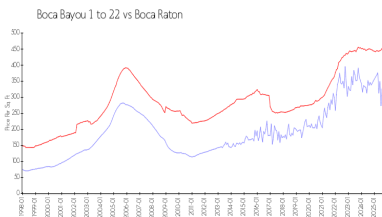
Boca Bayou Condominium Association, Inc.  
 Address: 30 Royal Palm Way,  
 Boca Raton, FL 33432  
 Phone: (561) 392-5540  
 Fax: (561) 750-3707

<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

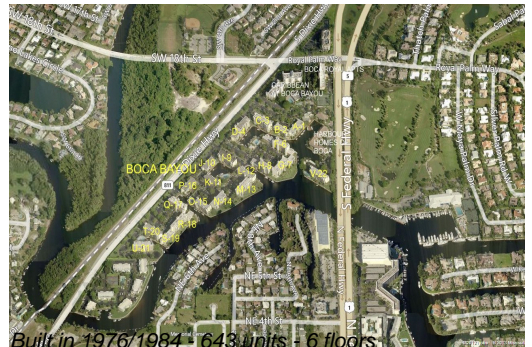


Boca Bayou 1 to 22: \$332/sq. ft.  
 Boca Raton: \$457/sq. ft.

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