

Unit 4 Royal Palm Way # 302 - Boca Bayou 1 to 22

4 Royal Palm Way # 302 - 1 Royal Palm Wy, Boca Raton, FL, Palm Beach 33432

Unit Information

MLS Number: RX-11136696
 Status: Active
 Size: 1,010 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: Assigned, Guest
 View: Canal, Marina, Pool
 List Price: \$349,500
 List PPSF: \$346
 Valuated Price: \$272,000
 Valuated PPSF: \$269

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

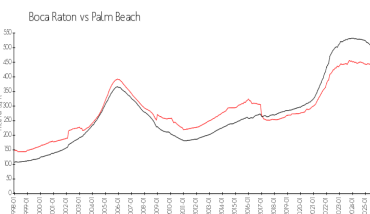
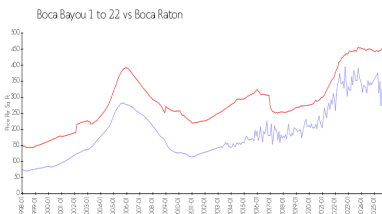
Boca Bayou Condominium Association, Inc.
 Address: 30 Royal Palm Way,
 Boca Raton, FL 33432
 Phone: (561) 392-5540
 Fax: (561) 750-3707

<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

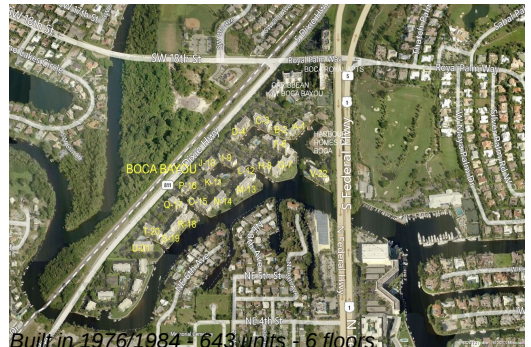


Boca Bayou 1 to 22: \$332/sq. ft.
 Boca Raton: \$457/sq. ft.

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	70 days
Boca Raton	80 days
Palm Beach	77 days