

# Unit 8 Royal Palm Way # 106 - Boca Bayou 1 to 22

8 Royal Palm Way # 106 - 1 Royal Palm Wy, Boca Raton, FL, Palm Beach 33432

## Unit Information

MLS Number: A11553169  
 Status: Active  
 Size: 1,095 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Assigned Parking, Guest Parking  
 View:  
 List Price: \$498,000  
 List PPSF: \$455  
 Valuated Price: \$402,000  
 Valuated PPSF: \$367

*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: 44  
 Number of sales over the last 6 months: 13  
 Number of sales over the last 3 months: 8

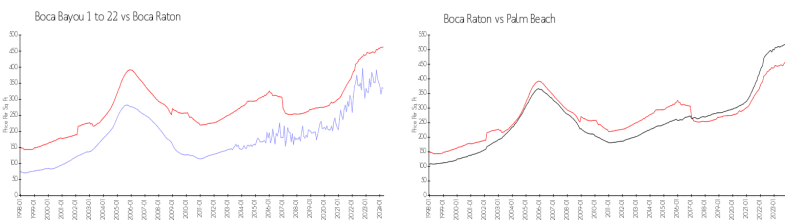
## Building Association Information

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

## Recent Sales

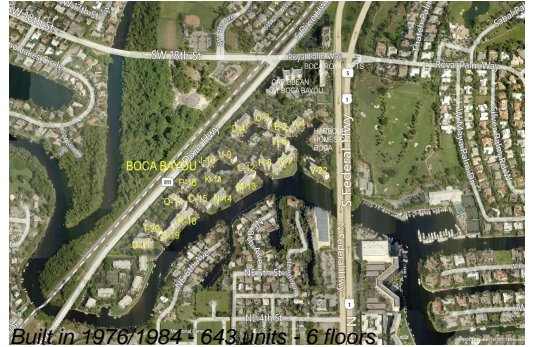
Unit #	Size	Closing Date	Sale Price	PPSF
6060	815 sq ft	May 2024	\$287,500	\$353
2020	1,130 sq ft	Apr 2024	\$345,000	\$305
307	1,150 sq ft	Apr 2024	\$360,000	\$313
208	1,130 sq ft	Apr 2024	\$349,000	\$309
405	1,095 sq ft	Mar 2024	\$325,000	\$297
605	1,150 sq ft	Mar 2024	\$345,000	\$300
104	1,190 sq ft	Mar 2024	\$365,000	\$307
2050	1,095 sq ft	Mar 2024	\$450,000	\$411

## Market Information



Boca Bayou 1 to 22: \$333/sq. ft.  
 Boca Raton: \$463/sq. ft.  
 Boca Raton: \$463/sq. ft.  
 Palm Beach: \$475/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	62 days
Boca Raton	57 days
Palm Beach	56 days