

# Unit 12 Royal Palm Way # 504 - Boca Bayou 1 to 22

12 Royal Palm Way # 504 - 1 Royal Palm Wy, Boca Raton, FL, Palm Beach 33432

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | F10392021                              |
| Status:         | Active                                 |
| Size:           | 795 Sq ft.                             |
| Bedrooms:       | 1                                      |
| Full Bathrooms: | 1                                      |
| Half Bathrooms: | 0                                      |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View:           | Canal                                  |
| List Price:     | \$285,000                              |
| List PPSF:      | \$358                                  |
| Valuated Price: | \$255,000                              |
| Valuated PPSF:  | \$321                                  |

*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   |

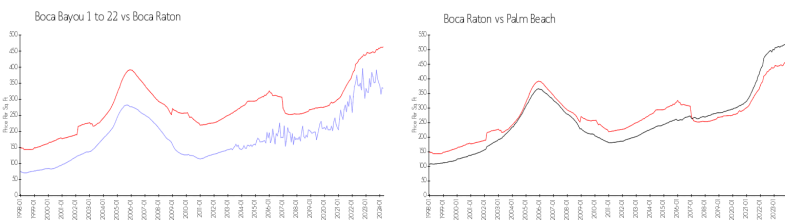
## Building Association Information

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

## Recent Sales

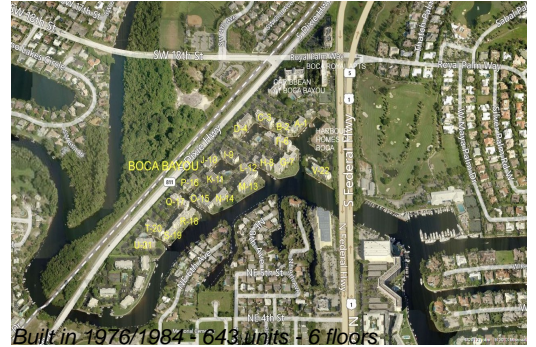
| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 6060   | 815 sq ft   | May 2024     | \$287,500  | \$353 |
| 2020   | 1,130 sq ft | Apr 2024     | \$345,000  | \$305 |
| 307    | 1,150 sq ft | Apr 2024     | \$360,000  | \$313 |
| 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 |