

# Unit 311 - Boca Grand

311 - 233 S Federal Hwy, Boca Raton, FL, Palm Beach 33432

## Unit Information

MLS Number:	F10416300
Status:	Active
Size:	1,072 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Covered Parking, Guest Parking
View:	Garden View, Water View
List Price:	\$599,000
List PPSF:	\$559
Valuated Price:	\$557,000
Valuated PPSF:	\$486

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:	164
Number of active listings for rent:	13
Number of active listings for sale:	8
Building inventory for sale:	4%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

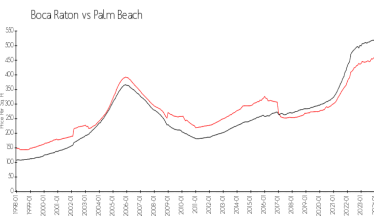
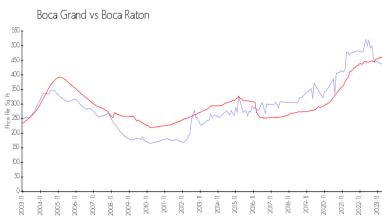
## Building Association Information

Boca Grand Condominium Association, Inc  
 233 S Federal Highway # 101  
 Boca Raton, FL33432  
 (561) 338-2172

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
403	1,073 sq ft	Apr 2024	\$630,000	\$587
419	1,058 sq ft	Feb 2024	\$492,000	\$465
609	1,647 sq ft	Nov 2023	\$730,000	\$443
615	1,072 sq ft	Oct 2023	\$642,500	\$599
Lph11	1,072 sq ft	Oct 2023	\$600,000	\$560
319	1,058 sq ft	Oct 2023	\$515,000	\$487

## Market Information



Boca Grand:	\$503/sq. ft.	Boca Raton:	\$463/sq. ft.
Boca Raton:	\$463/sq. ft.	Palm Beach:	\$475/sq. ft.

## Inventory for Sale

Boca Grand	5%
Boca Raton	3%
Palm Beach	3%



**Avg. Time to Close Over Last 12 Months**

Boca Grand	71 days
Boca Raton	57 days
Palm Beach	56 days