

# Unit 304 - Meridian at One North Ocean

304 - 1 N Ocean Blvd, Boca Raton, FL, Palm Beach 33432

## Unit Information

MLS Number: RX-10960632  
 Status: Active  
 Size: 4,190 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 2+ Spaces, Assigned, Garage - Building, Guest  
 View: City, Ocean  
 List Price: \$2,599,000  
 List PPSF: \$620  
 Valuated Price: \$2,116,000  
 Valuated PPSF: \$638

*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: 31  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 12%  
 Number of sales over the last 12 months: 1  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

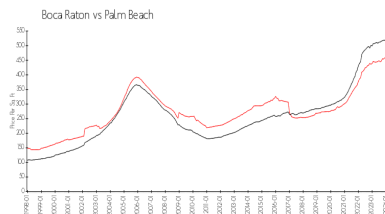
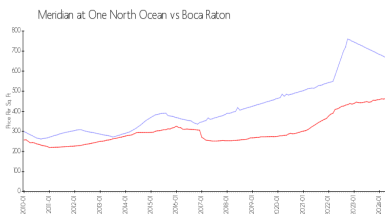
## Building Association Information

Meridian at One North Ocean  
 Address: 1 N Ocean Blvd,  
 Boca Raton, FL 33432  
 Phone: +1 561-367-6858

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
105	2,092 sq ft	Apr 2024	\$1,350,000	\$645

## Market Information



Meridian at One North Ocean:	\$668/sq. ft.	Boca Raton:	\$463/sq. ft.
Boca Raton:	\$463/sq. ft.	Palm Beach:	\$475/sq. ft.

## Inventory for Sale

Meridian at One North Ocean	13%
Boca Raton	3%
Palm Beach	3%

## Avg. Time to Close Over Last 12 Months



Meridian at One North Ocean  
Boca Raton  
Palm Beach

114 days  
57 days  
56 days