

# Unit 6 Royal Palm Way # 106 - Boca Bayou 1 to 22

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

## Unit Information

MLS Number:	RX-10962731
Status:	Pending
Size:	1,105 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Guest, Vehicle Restrictions
View:	Canal, Lagoon
List Price:	\$419,000
List PPSF:	\$379
Valuated Price:	\$310,000
Valuated PPSF:	\$307

*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:	41
Number of sales over the last 6 months:	13
Number of sales over the last 3 months:	9

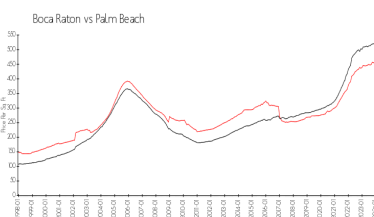
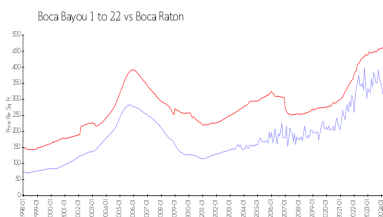
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
609	1,495 sq ft	May 2024	\$480,000	\$321
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

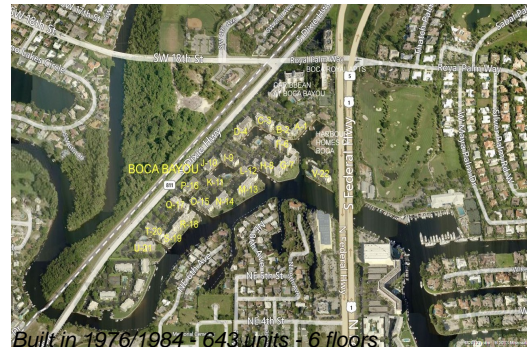
## Market Information



Boca Bayou 1 to 22:	\$331/sq. ft.	Boca Raton:	\$456/sq. ft.
Boca Raton:	\$456/sq. ft.	Palm Beach:	\$476/sq. ft.

## Inventory for Sale

Boca Bayou 1 to 22	2%
Boca Raton	3%



Palm Beach	3%
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**Avg. Time to Close Over Last 12 Months**

Boca Bayou 1 to 22	63 days
Boca Raton	58 days
Palm Beach	57 days