

Unit N-6 - Patrician Boca Raton

N-6 - 2851 S Ocean Blvd, Boca Raton, FL, Palm Beach 33432

Unit Information

MLS Number: RX-10979315
 Status: Active
 Size: 1,230 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned, Guest
 View: Ocean
 List Price: \$649,000
 List PPSF: \$528
 Valuated Price: \$472,000
 Valuated PPSF: \$384

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: 127
 Number of active listings for rent: 0
 Number of active listings for sale: 7
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 1

Building Association Information

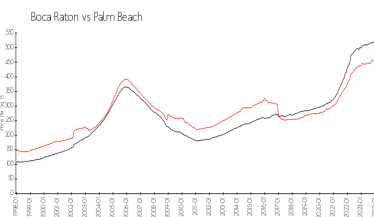
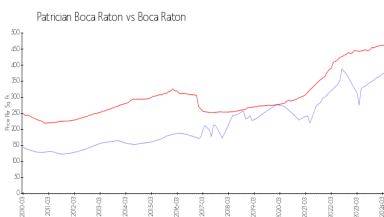
The Patrician Condominium
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 Boca Raton, FL 33432
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<http://www.patriciancondo.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
5I	1,356 sq ft	May 2024	\$650,000	\$479
6 L	1,356 sq ft	Dec 2023	\$600,000	\$442
7B	1,497 sq ft	Jun 2023	\$585,000	\$391
U3	1,497 sq ft	May 2023	\$500,000	\$334
3 A	1,535 sq ft	May 2023	\$557,500	\$363

Market Information



Patrician Boca Raton:	\$377/sq. ft.	Boca Raton:	\$463/sq. ft.
Boca Raton:	\$463/sq. ft.	Palm Beach:	\$475/sq. ft.



Inventory for Sale

Patrician Boca Raton	6%
Boca Raton	3%
Palm Beach	3%

Avg. Time to Close Over Last 12 Months

Patrician Boca Raton	45 days
Boca Raton	57 days
Palm Beach	56 days