

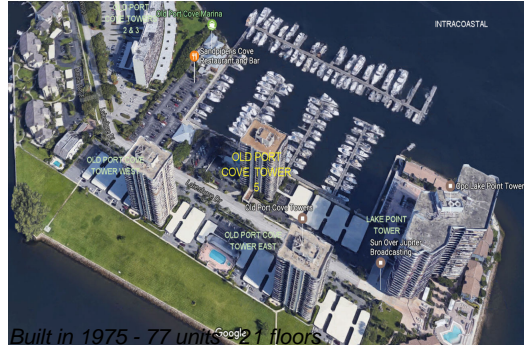
Unit PH-38 - Old Port Cove Tower 5

PH-38 - 108 Lakeshore Dr, North Palm Beach, FL, Palm Beach 33408

Unit Information

MLS Number: F10434583
 Status: Active
 Size: 2,200 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: Assigned Parking,Covered Parking,Deeded Parking
 View: Intracoastal View,Pool Area View,Water View
 List Price: \$1,195,000
 List PPSF: \$543
 Valuated Price: \$980,000
 Valuated PPSF: \$445

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: 77
 Number of active listings for rent: 0
 Number of active listings for sale: 2
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 3
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 1

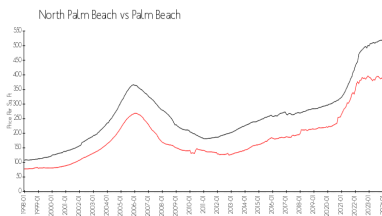
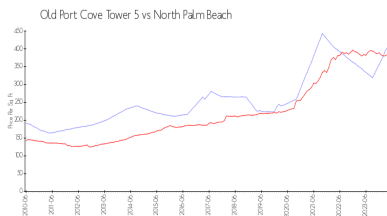
Building Association Information

Old Port Cove Corporation
 1200 Us Highway No 1
 North Palm Beach, FL 33408
 Phone: (561) 626-1350

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
839	1,920 sq ft	Mar 2024	\$1,150,000	\$599
1241	2,131 sq ft	Sep 2023	\$625,000	\$293
1838	2,658 sq ft	Jun 2023	\$950,000	\$357

Market Information



Old Port Cove Tower 5: \$405/sq. ft.
 North Palm Beach: \$385/sq. ft.

North Palm Beach: \$385/sq. ft.
 Palm Beach: \$475/sq. ft.

Inventory for Sale

Old Port Cove Tower 5: 3%
 North Palm Beach: 5%
 Palm Beach: 3%

Avg. Time to Close Over Last 12 Months

Old Port Cove Tower 5	n/a
North Palm Beach	68 days
Palm Beach	56 days