

Unit PH-7B - Old Port Cove Tower 1 (A & B)

PH-7B - 1200 Marine Wy, North Palm Beach, FL, Palm Beach 33408

Unit Information

MLS Number:	RX-10942325
Status:	Active
Size:	1,236 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned,Covered,Garage - Building
View:	City
List Price:	\$460,000
List PPSF:	\$372
Valuated Price:	\$306,000
Valuated PPSF:	\$255

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:	186
Number of active listings for rent:	0
Number of active listings for sale:	16
Building inventory for sale:	8%
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:	3

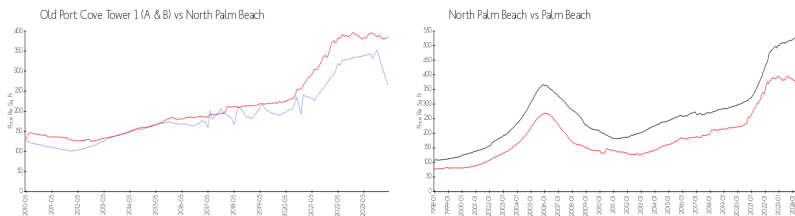
Building Association Information

Old Port Cove Condo Association
 115 Lakeshore Dr Apt 746
 North Palm Beach, FL 33408
 (561) 626-0510

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
701	1,324 sq ft	Apr 2024	\$440,000	\$332
B401	1,120 sq ft	Mar 2024	\$390,000	\$348
A-901	1,120 sq ft	Mar 2024	\$460,000	\$411
G3	1,682 sq ft	Nov 2023	\$460,000	\$273
308	1,120 sq ft	Nov 2023	\$430,000	\$384

Market Information



Old Port Cove Tower \$265/sq. ft.
 1 (A & B):
 North Palm Beach: \$385/sq. ft.

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

Inventory for Sale

Old Port Cove Tower 1 (A & B)	9%
North Palm Beach	5%
Palm Beach	3%



Avg. Time to Close Over Last 12 Months

Old Port Cove Tower 1 (A & B)	159 days
North Palm Beach	68 days
Palm Beach	56 days