

# 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:	\$295,000
Valuated PPSF:	\$245

*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:	14
Building inventory for sale:	7%
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

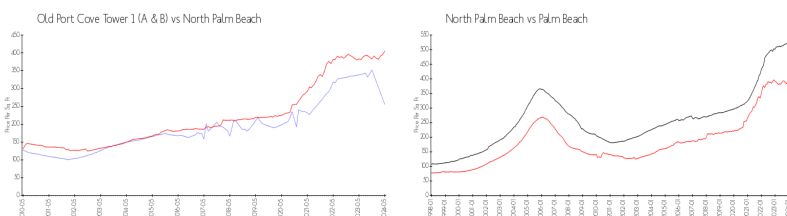
## Building Association Information

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 \$255/sq. ft.  
1 (A & B):  
North Palm Beach: \$405/sq. ft.

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Palm Beach: \$476/sq. ft.

## Inventory for Sale

Old Port Cove Tower 1 (A & B)	8%
North Palm Beach	4%
Palm Beach	3%



**Avg. Time to Close Over Last 12 Months**

Old Port Cove Tower 1 (A & B)	159 days
North Palm Beach	67 days
Palm Beach	57 days