

Unit 437 - Old Port Cove Tower 3

437 - 120-126 Lakeshore Dr, North Palm Beach, FL, Palm Beach 33408

Unit Information

MLS Number: RX-10981447
 Status: Active
 Size: 2,120 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: Assigned, Carport - Attached, Covered, Vehicle Restrictions
 View: Intracoastal, Marina
 List Price: \$879,000
 List PPSF: \$415
 Valuated Price: \$624,000
 Valuated PPSF: \$342

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: 165
 Number of active listings for rent: 0
 Number of active listings for sale: 6
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 8
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 2

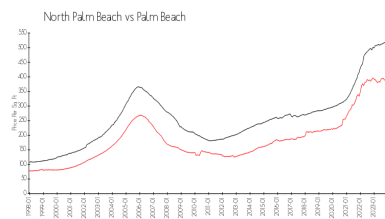
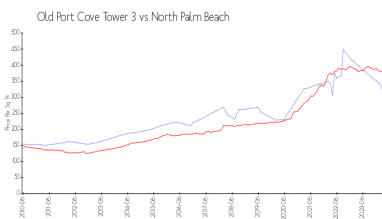
Building Association Information

Old Port Cove
 Condominium Association Three Inc
 124 Lakeshore Drive Apartment 1129
 North Palm Beach, FL 33408
 Phone: (561) 626-3982

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
G-39	2,164 sq ft	Apr 2024	\$990,000	\$457
3340	1,968 sq ft	Mar 2024	\$500,000	\$254
3270	1,424 sq ft	Dec 2023	\$410,000	\$288
630	1,424 sq ft	Dec 2023	\$463,125	\$325
6280	2,800 sq ft	Dec 2023	\$975,000	\$348

Market Information

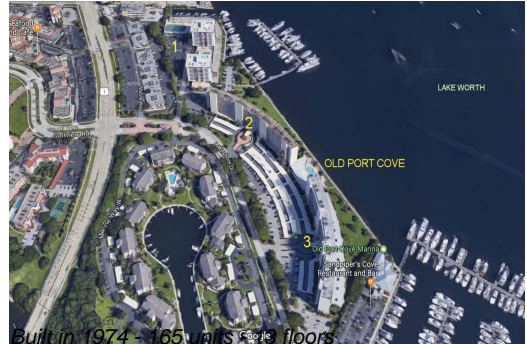


Old Port Cove Tower 3: \$355/sq. ft.
 North Palm Beach: \$385/sq. ft.

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

Inventory for Sale

Old Port Cove Tower 3: 4%
 North Palm Beach: 5%



Palm Beach

3%

Avg. Time to Close Over Last 12 Months

Old Port Cove Tower 3

70 days

North Palm Beach

68 days

Palm Beach

56 days