

Unit 2158 - Old Port Cove Lake Point Tower

2158 - 100 Lakeshore Dr, North Palm Beach, FL, Palm Beach 33408

Unit Information

MLS Number:	A11334319
Status:	Pending
Size:	3,541 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Guest Parking
View:	
List Price:	\$1,995,000
List PPSF:	\$563
Valuated Price:	\$1,604,000
Valuated PPSF:	\$453

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:	177
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:	9
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	4

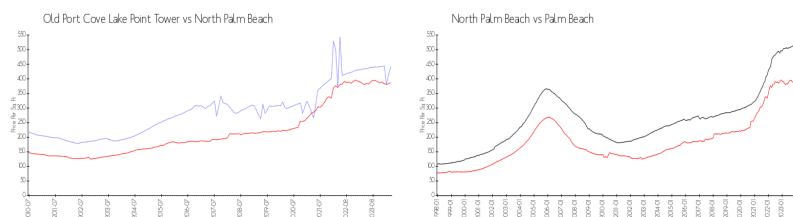
Building Association Information

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
1256	2,541 sq ft	Mar 2024	\$1,100,000	\$433
1051	4,296 sq ft	Mar 2024	\$2,275,000	\$530
1657	2,645 sq ft	Feb 2024	\$1,030,000	\$389
2157	3,120 sq ft	Feb 2024	\$1,200,000	\$385
L11	7,524 sq ft	Jan 2024	\$3,052,500	\$406
1954	2,689 sq ft	Jan 2024	\$885,000	\$329

Market Information



Old Port Cove Lake	\$442/sq. ft.
Point Tower:	
North Palm Beach:	\$387/sq. ft.

North Palm Beach: \$387/sq. ft.

Palm Beach: \$467/sq. ft.

Inventory for Sale

Old Port Cove Lake Point Tower	3%
North Palm Beach	5%

Palm Beach	3%
------------	----

Avg. Time to Close Over Last 12 Months

Old Port Cove Lake Point Tower	108 days
North Palm Beach	69 days
Palm Beach	56 days