

Unit 208 - Montecito

208 - 616 Clearwater Park Dr, West Palm Beach, FL, Palm Beach 33401

Unit Information

| | |
|-----------------|------------|
| MLS Number: | A11484264 |
| Status: | Active |
| Size: | 696 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space |
| View: | |
| List Price: | \$289,900 |
| List PPSF: | \$417 |
| Valuated Price: | \$220,000 |
| Valuated PPSF: | \$319 |

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: | 9 |
| Number of active listings for sale: | 10 |
| Building inventory for sale: | 5% |
| Number of sales over the last 12 months: | 11 |
| Number of sales over the last 6 months: | 4 |
| Number of sales over the last 3 months: | 3 |

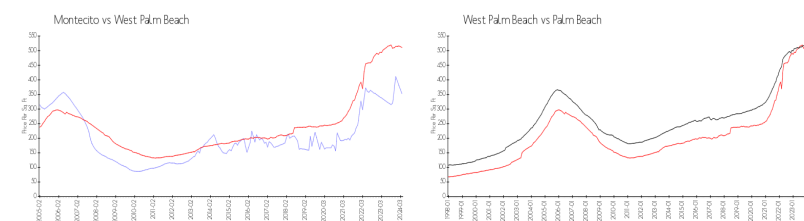
Building Association Information

Montecito Palm Beach Condominium Association 616 Clearwater Park Rd, West Palm Beach, FL 33401
(561) 514-9800

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| Lp13 | 1,315 sq ft | Apr 2024 | \$494,000 | \$376 |
| 807 | 690 sq ft | Apr 2024 | \$290,000 | \$420 |
| 1109 | 1,112 sq ft | Mar 2024 | \$350,000 | \$315 |
| 108 | 690 sq ft | Dec 2023 | \$255,000 | \$370 |
| 1112 | 1,130 sq ft | Nov 2023 | \$329,000 | \$291 |

Market Information

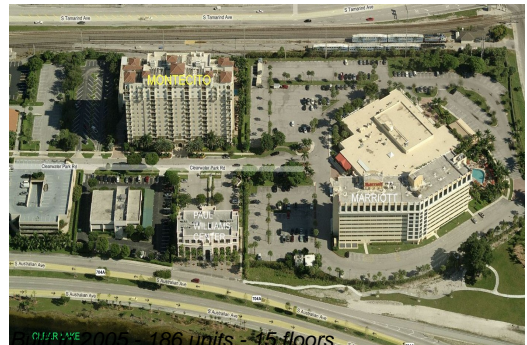


| | | | |
|------------------|---------------|------------------|---------------|
| Montecito: | \$351/sq. ft. | West Palm Beach: | \$511/sq. ft. |
| West Palm Beach: | \$511/sq. ft. | Palm Beach: | \$475/sq. ft. |

Inventory for Sale

| | |
|-----------------|----|
| Montecito | 5% |
| West Palm Beach | 4% |
| Palm Beach | 3% |

Avg. Time to Close Over Last 12 Months



| | |
|-----------------|---------|
| Montecito | 39 days |
| West Palm Beach | 52 days |
| Palm Beach | 56 days |