

# Unit 421 - Two City Plaza

421 - 701 S Olive Av, West Palm Beach, FL, Palm Beach 33401

## Unit Information

MLS Number:	A11595702
Status:	Active
Size:	1,215 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$1,099,000
List PPSF:	\$905
Valuated Price:	\$841,000
Valuated PPSF:	\$692

*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.*

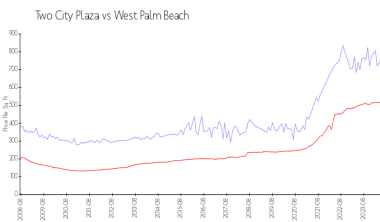
## Building Information

Number of units:	448
Number of active listings for rent:	5
Number of active listings for sale:	13
Building inventory for sale:	2%
Number of sales over the last 12 months:	24
Number of sales over the last 6 months:	14
Number of sales over the last 3 months:	6

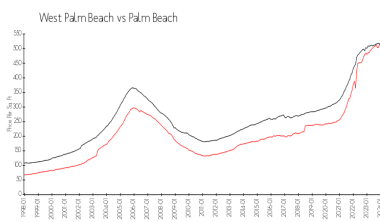
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
509	1,508 sq ft	Jun 2024	\$1,400,000	\$928
2010	3,753 sq ft	Jun 2024	\$5,950,000	\$1,585
311	2,117 sq ft	Jun 2024	\$1,300,000	\$614
1908	1,087 sq ft	Jun 2024	\$915,000	\$842
1026	1,373 sq ft	May 2024	\$720,000	\$524
911	786 sq ft	May 2024	\$475,000	\$604

## Market Information



Two City Plaza: \$776/sq. ft.  
West Palm Beach: \$516/sq. ft.



West Palm Beach: \$516/sq. ft.  
Palm Beach: \$474/sq. ft.

## Inventory for Sale

Two City Plaza	3%
West Palm Beach	3%
Palm Beach	3%

## Avg. Time to Close Over Last 12 Months

Two City Plaza	88 days
West Palm Beach	54 days
Palm Beach	58 days

