

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: | \$720,000 |
| Valuated PPSF: | \$593 |

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.

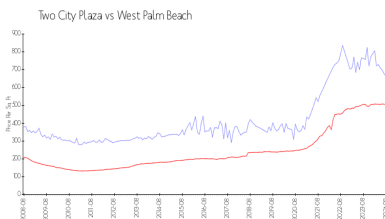
Building Information

| | |
|--|-----|
| Number of units: | 448 |
| Number of active listings for rent: | 5 |
| Number of active listings for sale: | 17 |
| Building inventory for sale: | 3% |
| 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 |

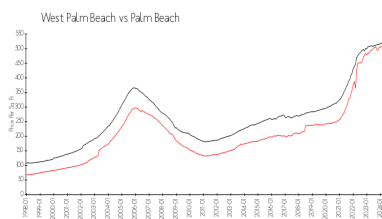
Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|---------|
| 1513 | 1,170 sq ft | Aug 2024 | \$740,000 | \$632 |
| 1605 | 1,170 sq ft | Aug 2024 | \$605,000 | \$517 |
| 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 |

Market Information



Two City Plaza: \$662/sq. ft.
West Palm Beach: \$505/sq. ft.



West Palm Beach: \$505/sq. ft.
Palm Beach: \$474/sq. ft.

Inventory for Sale

| | |
|-----------------|----|
| Two City Plaza | 4% |
| West Palm Beach | 4% |
| Palm Beach | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|-----------------|---------|
| Two City Plaza | 90 days |
| West Palm Beach | 56 days |
| Palm Beach | 59 days |

