

# Unit 1417 - City Place South Tower

1417 - 550 Okeechobee Blvd, West Palm Beach, FL, Palm Beach 33401

## Unit Information

MLS Number: A11686191  
 Status: Active  
 Size: 1,120 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Deeded Parking, Guest Parking, Valet Parking  
 View:  
 List Price: \$858,000  
 List PPSF: \$766  
 Valuated Price: \$969,000  
 Valuated PPSF: \$865

*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.*

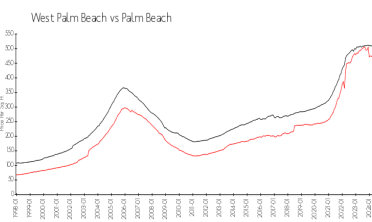
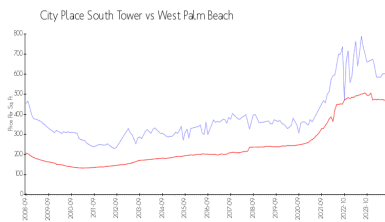
## Building Information

Number of units: 421  
 Number of active listings for rent: 9  
 Number of active listings for sale: 29  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 23  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 6

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
Uph-02	1,606 sq ft	Nov 2024	\$1,976,500	\$1,231
910	1,968 sq ft	Nov 2024	\$950,000	\$483
501	1,441 sq ft	Oct 2024	\$610,000	\$423
1602	2,111 sq ft	Sep 2024	\$1,360,000	\$644
Uph-02	2,000 sq ft	Sep 2024	\$1,976,500	\$988
1822	2,111 sq ft	Sep 2024	\$975,000	\$462

## Market Information



City Place South Tower: \$710/sq. ft.  
 West Palm Beach: \$470/sq. ft.  
 West Palm Beach: \$470/sq. ft.  
 Palm Beach: \$466/sq. ft.

## Inventory for Sale

City Place South Tower: 7%  
 West Palm Beach: 4%  
 Palm Beach: 4%

## Avg. Time to Close Over Last 12 Months

City Place South Tower: 80 days  
 West Palm Beach: 55 days  
 Palm Beach: 60 days

