

# Unit 208 - Montecito

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

## Unit Information

|                 |                                     |
|-----------------|-------------------------------------|
| MLS Number:     | A11733638                           |
| Status:         | Active                              |
| Size:           | 696 Sq ft.                          |
| Bedrooms:       | 1                                   |
| Full Bathrooms: | 1                                   |
| Half Bathrooms: | 0                                   |
| Parking Spaces: | 1 Space,Additional Spaces Available |
| View:           |                                     |
| List Price:     | \$258,900                           |
| List PPSF:      | \$372                               |
| Valuated Price: | \$198,000                           |
| Valuated PPSF:  | \$287                               |

*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:      | 9   |
| Building inventory for sale:             | 4%  |
| Number of sales over the last 12 months: | 7   |
| Number of sales over the last 6 months:  | 3   |
| Number of sales over the last 3 months:  | 3   |

## Building Association Information

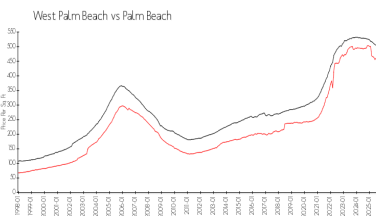
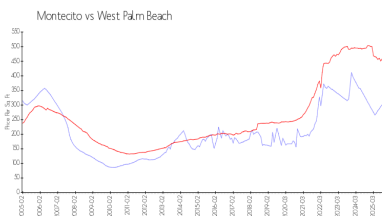
Montecito Palm Beach Condominium Association 616 Clearwater Park Rd, West Palm Beach, FL 33401  
(561) 514-9800

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 812    | 1,145 sq ft | Nov 2025     | \$310,000  | \$271 |
| 102    | 690 sq ft   | Nov 2025     | \$235,000  | \$341 |
| 212    | 1,145 sq ft | Nov 2025     | \$285,000  | \$249 |
| 1203   | 696 sq ft   | Jun 2025     | \$242,500  | \$348 |
| 513    | 1,112 sq ft | Apr 2025     | \$294,990  | \$265 |

## Market Information

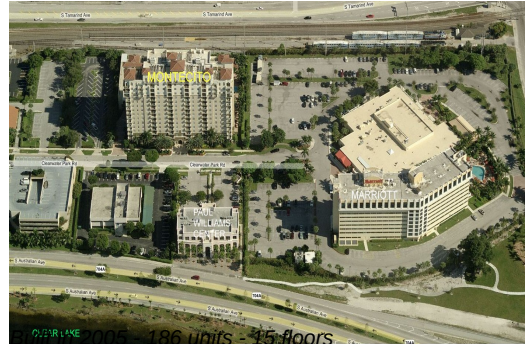


|                  |               |                  |               |
|------------------|---------------|------------------|---------------|
| Montecito:       | \$316/sq. ft. | West Palm Beach: | \$459/sq. ft. |
| West Palm Beach: | \$459/sq. ft. | Palm Beach:      | \$452/sq. ft. |

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Montecito  
West Palm Beach  
Palm Beach

56 days  
69 days  
77 days