

Unit 2520 PRESIDENTIAL WAY APT 204 - Lands of the President 8

2520 PRESIDENTIAL WAY APT 204 - 2500 Presidential Wy, West Palm Beach, FL, Palm Beach 33401

Unit Information

MLS Number: F10409482
 Status: Active Under Contract
 Size: 1,173 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 2 Or More Spaces, Guest Parking
 View: Garden View, Other View
 List Price: \$265,000
 List PPSF: \$226
 Valuated Price: \$287,000
 Valuated PPSF: \$245

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: 122
 Number of active listings for rent: 1
 Number of active listings for sale: 4
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 1

Building Association Information

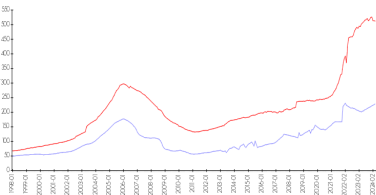
The Lands Of The President
 Condominium E
 2950 Presidential Way
 West Palm Beach, FL33401-1114
 (561) 689-2828

Recent Sales

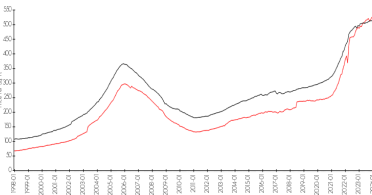
| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 201 | 1,300 sq ft | Mar 2024 | \$258,000 | \$198 |
| 104 | 962 sq ft | Jan 2024 | \$190,000 | \$198 |
| 103 | 1,034 sq ft | Oct 2023 | \$279,000 | \$270 |
| 103 | 1,134 sq ft | Aug 2023 | \$299,000 | \$264 |
| 306 | 1,034 sq ft | Jul 2023 | \$281,000 | \$272 |
| 305 | 1,034 sq ft | Jul 2023 | \$255,000 | \$247 |
| 106 | 1,134 sq ft | Jul 2023 | \$278,900 | \$246 |

Market Information

Lands of the President 8 vs West Palm Beach



West Palm Beach vs Palm Beach



Lands of the President 8: \$229/sq. ft.
 West Palm Beach: \$512/sq. ft.
 West Palm Beach: \$512/sq. ft.
 Palm Beach: \$467/sq. ft.



Inventory for Sale

| | |
|--------------------------|----|
| Lands of the President 8 | 3% |
| West Palm Beach | 3% |
| Palm Beach | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|--------------------------|---------|
| Lands of the President 8 | 31 days |
| West Palm Beach | 51 days |
| Palm Beach | 56 days |