

# Unit 434 - One City Plaza

434 - 801 S Olive Av, West Palm Beach, FL, Palm Beach 33401

## Unit Information

MLS Number:	F10444318
Status:	Active
Size:	1,071 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Valet Parking
View:	Other View
List Price:	\$499,999
List PPSF:	\$467
Valuated Price:	\$410,000
Valuated PPSF:	\$383

*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:	323
Number of active listings for rent:	11
Number of active listings for sale:	27
Building inventory for sale:	8%
Number of sales over the last 12 months:	21
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	2

## Building Association Information

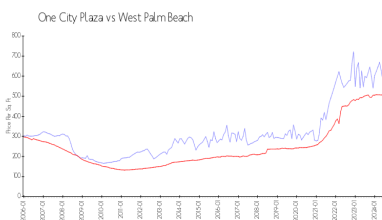
One City Plaza Condominium  
801 S Olive Avenue West Palm Beach 33401  
(561) 833-2980

<http://www.onecityplaza.com/>

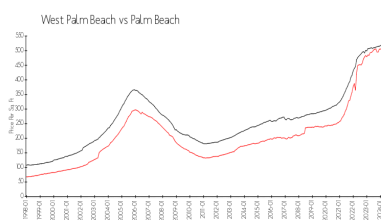
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
609	1,613 sq ft	Aug 2024	\$800,000	\$496
433	1,071 sq ft	Aug 2024	\$405,000	\$378
1001	1,277 sq ft	May 2024	\$950,000	\$744
1606	1,605 sq ft	Apr 2024	\$1,650,000	\$1,028
1602	1,600 sq ft	Apr 2024	\$1,300,000	\$813
714	1,433 sq ft	Apr 2024	\$760,000	\$530
236	1,450 sq ft	Apr 2024	\$585,000	\$403

## Market Information



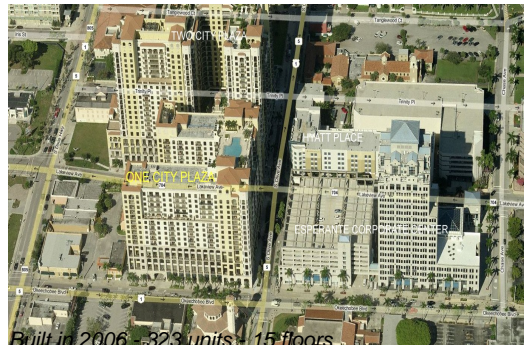
One City Plaza: \$479/sq. ft.  
West Palm Beach: \$505/sq. ft.



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

## Inventory for Sale

One City Plaza 8%



West Palm Beach	4%
Palm Beach	3%

**Avg. Time to Close Over Last 12 Months**

One City Plaza	62 days
West Palm Beach	56 days
Palm Beach	59 days