

# Unit 409 - One City Plaza

409 - 801 S Olive Av, West Palm Beach, FL, Palm Beach 33401

## Unit Information

MLS Number: F10473316  
 Status: Active  
 Size: 1,071 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space  
 View: Other View  
 List Price: \$455,000  
 List PPSF: \$425  
 Valuated Price: \$470,000  
 Valuated PPSF: \$439

*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: 30  
 Building inventory for sale: 9%  
 Number of sales over the last 12 months: 17  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 2

## Building Association Information

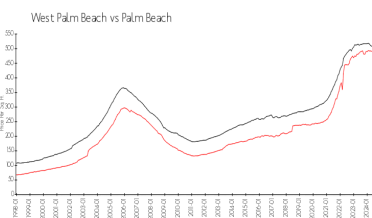
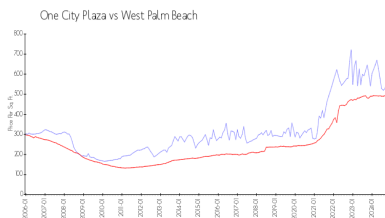
One City Plaza Condominium  
 801 S Olive Avenue West Palm Beach 33401  
 (561) 833-2980

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1115	1,333 sq ft	Dec 2024	\$635,000	\$476
1604	1,475 sq ft	Nov 2024	\$1,500,000	\$1,017
204	1,071 sq ft	Sep 2024	\$398,000	\$372
609	1,613 sq ft	Aug 2024	\$800,000	\$496
433	1,071 sq ft	Aug 2024	\$405,000	\$378
412	1,071 sq ft	Aug 2024	\$490,000	\$458

## Market Information

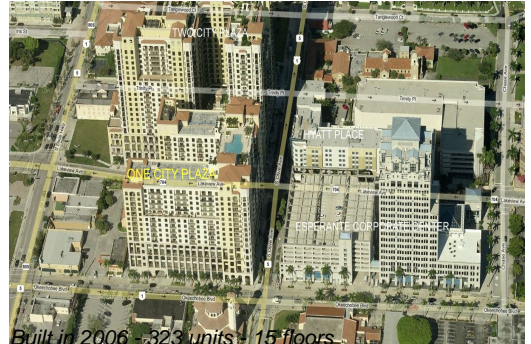


One City Plaza: \$611/sq. ft.      West Palm Beach: \$496/sq. ft.  
 West Palm Beach: \$496/sq. ft.      Palm Beach: \$466/sq. ft.

## Inventory for Sale

One City Plaza: 9%  
 West Palm Beach: 4%  
 Palm Beach: 4%

## Avg. Time to Close Over Last 12 Months



One City Plaza  
West Palm Beach  
Palm Beach

71 days  
55 days  
61 days