

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

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|--|-----|
| 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

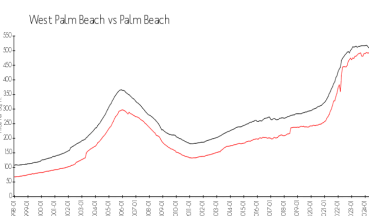
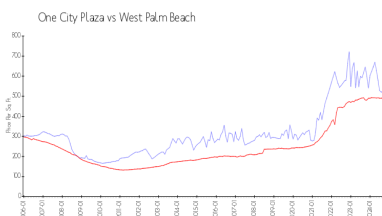
One City Plaza Condominium
801 S Olive Avenue West Palm Beach 33401
(561) 833-2980

<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

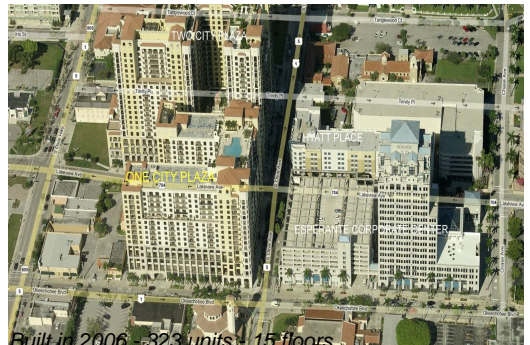


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|------------------|---------------|------------------|---------------|
| One City Plaza: | \$611/sq. ft. | West Palm Beach: | \$496/sq. ft. |
| West Palm Beach: | \$496/sq. ft. | Palm Beach: | \$466/sq. ft. |

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 | 71 days |
| West Palm Beach | 55 days |
| Palm Beach | 61 days |