

# Unit 1703 - Envoy

1703 - 2450 Presidential Wy, West Palm Beach, FL, Palm Beach 33401

## Unit Information

|                 |                                |
|-----------------|--------------------------------|
| MLS Number:     | F10539737                      |
| Status:         | Active                         |
| Size:           | 1,855 Sq ft.                   |
| Bedrooms:       | 2                              |
| Full Bathrooms: | 2                              |
| Half Bathrooms: | 0                              |
| Parking Spaces: | Covered Parking,Deeded Parking |
| View:           |                                |
| List Price:     | \$449,000                      |
| List PPSF:      | \$242                          |
| Valuated Price: | \$428,000                      |
| Valuated PPSF:  | \$231                          |

*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:                         | 148 |
| Number of active listings for rent:      | 2   |
| Number of active listings for sale:      | 11  |
| Building inventory for sale:             | 7%  |
| Number of sales over the last 12 months: | 4   |
| Number of sales over the last 6 months:  | 2   |
| Number of sales over the last 3 months:  | 1   |

## Building Association Information

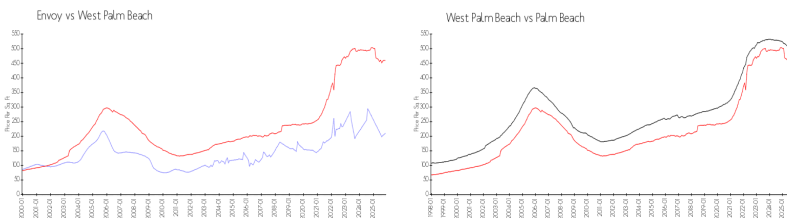
The Envoy Condominium Association Inc  
2450 Presidential Way  
West Palm Beach, FL33401-1329  
(561) 684-6136

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 702    | 1,855 sq ft | Sep 2025     | \$520,000  | \$280 |
| 904    | 2,334 sq ft | Aug 2025     | \$530,000  | \$227 |
| 906    | 1,855 sq ft | Mar 2025     | \$375,000  | \$202 |
| 1107   | 1,855 sq ft | Mar 2025     | \$530,000  | \$286 |

## Market Information



|                  |               |                  |               |
|------------------|---------------|------------------|---------------|
| Envoy:           | \$210/sq. ft. | West Palm Beach: | \$459/sq. ft. |
| West Palm Beach: | \$459/sq. ft. | Palm Beach:      | \$452/sq. ft. |

## Inventory for Sale

|                 |    |
|-----------------|----|
| Envoy           | 7% |
| West Palm Beach | 3% |
| Palm Beach      | 3% |

## Avg. Time to Close Over Last 12 Months



|                 |          |
|-----------------|----------|
| Envoy           | 157 days |
| West Palm Beach | 70 days  |
| Palm Beach      | 77 days  |