

Unit 304-N - Halcyon

304-N - 3440 S Ocean Blvd, Palm Beach, FL, Palm Beach 33480

Unit Information

MLS Number: RX-10164055
 Status: Active
 Size: 2,500 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: Assigned, Garage - Building
 View:
 List Price: \$1,050,000
 List PPSF: \$420
 Valuated Price: \$1,461,000
 Valuated PPSF: \$703

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: 104
 Number of active listings for rent: 0
 Number of active listings for sale: 4
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 4

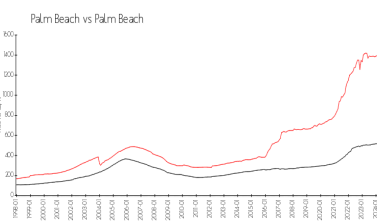
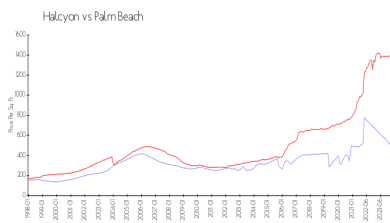
Building Association Information

Halcyon Of Palm Beach
 The Condominium Management
 3440 S Ocean Blvd,
 Palm Beach, FL 33480
 (561) 582-3952

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
103s	4,619 sq ft	Apr 2024	\$1,407,000	\$305
508s	1,886 sq ft	Mar 2024	\$1,250,000	\$663
202n	2,900 sq ft	Mar 2024	\$2,185,000	\$753
207 S	1,776 sq ft	Mar 2024	\$715,000	\$403
608n	1,886 sq ft	Oct 2023	\$1,850,000	\$981
302-S	2,131 sq ft	Oct 2023	\$2,950,000	\$1,384

Market Information



Halcyon: \$694/sq. ft. Palm Beach: \$1397/sq. ft.
 Palm Beach: \$1397/sq. ft. Palm Beach: \$454/sq. ft.

Inventory for Sale

Halcyon: 4%
 Palm Beach: 4%
 Palm Beach: 3%



Avg. Time to Close Over Last 12 Months

Halcyon	n/a
Palm Beach	80 days
Palm Beach	56 days