

# Unit 809 - Thirty Five Sixty

809 - 3560 S Ocean Blvd, South Palm Beach, FL, Palm Beach 33480

## Unit Information

MLS Number:	RX-10847283
Status:	Active
Size:	1,340 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned,Garage - Building,Under Building
View:	City,Ocean
List Price:	\$648,000
List PPSF:	\$484
Valuated Price:	\$760,000
Valuated PPSF:	\$567

*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:	120
Number of active listings for rent:	0
Number of active listings for sale:	8
Building inventory for sale:	6%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

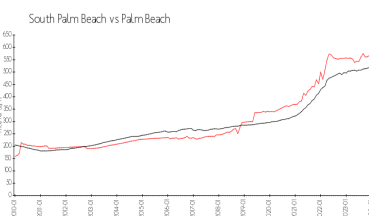
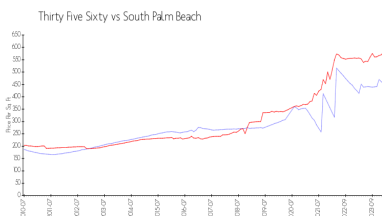
## Building Association Information

Thirty-Five Sixty Condominium  
 3560 Condominium Associates Inc  
 3560 South Ocean Boulevard  
 Palm Beach, FL 33480  
 Phone: (561) 588-2323

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
306	1,595 sq ft	Mar 2024	\$592,000	\$371
406	1,542 sq ft	Dec 2023	\$630,000	\$409
414	1,384 sq ft	Nov 2023	\$475,000	\$343
403	1,550 sq ft	Oct 2023	\$510,000	\$329
303	1,542 sq ft	Sep 2023	\$520,000	\$337

## Market Information



Thirty Five Sixty: \$446/sq. ft.  
 South Palm Beach: \$600/sq. ft.

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 Palm Beach: \$470/sq. ft.

## Inventory for Sale

Thirty Five Sixty	7%
South Palm Beach	6%
Palm Beach	3%



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

Thirty Five Sixty	128 days
South Palm Beach	76 days
Palm Beach	55 days