

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: | \$738,000 |
| Valuated PPSF: | \$551 |

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: | 120 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 7 |
| Building inventory for sale: | 5% |
| Number of sales over the last 12 months: | 7 |
| Number of sales over the last 6 months: | 3 |
| Number of sales over the last 3 months: | 1 |

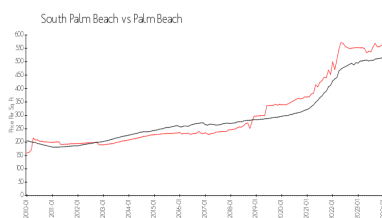
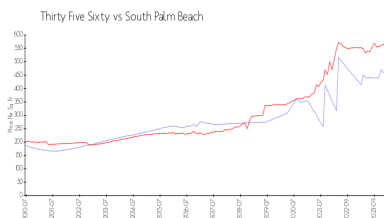
Building Association Information

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: \$433/sq. ft.
South Palm Beach: \$591/sq. ft.

South Palm Beach: \$591/sq. ft.
Palm Beach: \$454/sq. ft.

Inventory for Sale

| | |
|-------------------|----|
| Thirty Five Sixty | 6% |
| South Palm Beach | 6% |
| Palm Beach | 3% |



Avg. Time to Close Over Last 12 Months

| | |
|-------------------|----------|
| Thirty Five Sixty | 128 days |
| South Palm Beach | 75 days |
| Palm Beach | 56 days |