# Unit 203 - 3600 South Ocean

203 - 3600 S Ocean Blvd, South Palm Beach, FL, Palm Beach 33480

*Built in 1995 - 24 units - 6 floors*

## Unit Information

| | |
|---|---|
| MLS Number: | RX-10870103 |
| Status: | Active |
| Size: | 2,746 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 2+ Spaces,Assigned,Covered,Guest |
| View: | Ocean |
| List Price: | $1,750,000 |
| List PPSF: | $637 |
| Valuated Price: | $1,454,000 |
| Valuated PPSF: | $606 |

*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: | 24 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 6 |
| Building inventory for sale: | 25% |
| Number of sales over the last 12 months: | 4 |
| Number of sales over the last 6 months: | 0 |
| Number of sales over the last 3 months: | 0 |

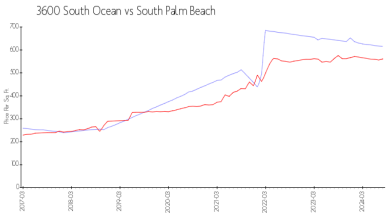
## Building Association Information

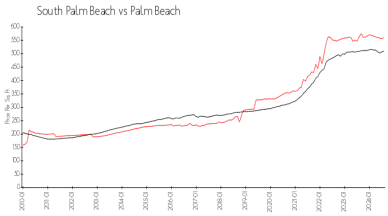
3600 South Ocean
Condominium Association, Inc
3600 South Ocean Boulevard
Palm Beach, FL 33480
Phone: (561) 533-5263

## Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|---|---|---|---|---|
| 502 | 2,717 sq ft | Jan 2024 | $1,750,000 | $644 |
| 504 | 3,151 sq ft | Jan 2024 | $1,700,000 | $540 |
| Ph 604 | 3,151 sq ft | Dec 2023 | $2,800,000 | $889 |

## Market Information




| | | | |
|---|---|---|---|
| 3600 South Ocean: | $615/sq. ft. | South Palm Beach: | $561/sq. ft. |
| South Palm Beach: | $561/sq. ft. | Palm Beach: | $471/sq. ft. |

## Inventory for Sale

| | |
|---|---|
| 3600 South Ocean | 25% |
| South Palm Beach | 6% |
| Palm Beach | 3% |

## Avg. Time to Close Over Last 12 Months

| | |
|---|---|
| 3600 South Ocean | 20 days |
| South Palm Beach | 83 days |
| Palm Beach | 59 days |