

# Unit 1406 - Placido Mar

1406 - 5200 N Flagler Dr, West Palm Beach, FL, Palm Beach 33407

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | RX-10874031  |
| Status:         | Active       |
| Size:           | 1,250 Sq ft. |
| Bedrooms:       | 2            |
| Full Bathrooms: | 2            |
| Half Bathrooms: | 0            |
| Parking Spaces: |              |
| View:           |              |
| List Price:     | \$499,000    |
| List PPSF:      | \$399        |
| Valuated Price: | \$481,000    |
| Valuated PPSF:  | \$385        |

*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:                         | 144 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 7   |
| Building inventory for sale:             | 4%  |
| Number of sales over the last 12 months: | 1   |
| Number of sales over the last 6 months:  | 0   |
| Number of sales over the last 3 months:  | 0   |

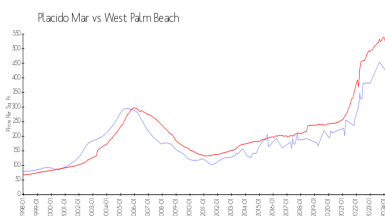
## Building Association Information

Placido Mar Association, Inc  
5200 N Flagler Drive # 1505  
West Palm Beach, FL33407-2755  
(561) 842-3233

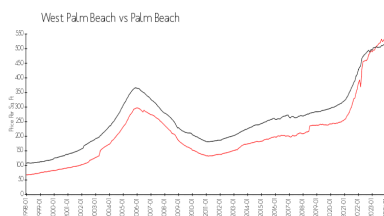
## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 704    | 1,250 sq ft | Sep 2023     | \$529,000  | \$423 |

## Market Information



Placido Mar: \$406/sq. ft.  
West Palm Beach: \$528/sq. ft.



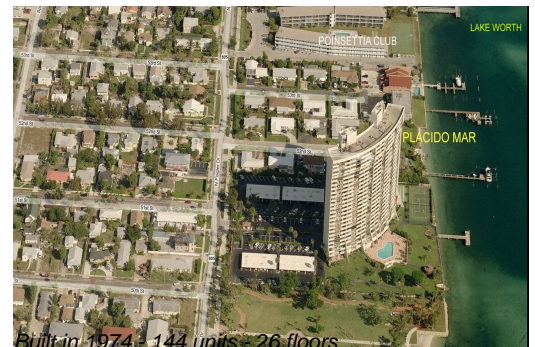
West Palm Beach: \$528/sq. ft.  
Palm Beach: \$454/sq. ft.

## Inventory for Sale

|                 |    |
|-----------------|----|
| Placido Mar     | 5% |
| West Palm Beach | 3% |
| Palm Beach      | 3% |

## Avg. Time to Close Over Last 12 Months

|                 |         |
|-----------------|---------|
| Placido Mar     | 92 days |
| West Palm Beach | 52 days |



Built in 1974 - 144 units - 26 floors

Palm Beach

56 days