

# Unit 1104 - Harbor Towers & Marina

1104 - 3901 S Flager Dr, West Palm Beach, FL, Palm Beach 33405

## Unit Information

|                 |                          |
|-----------------|--------------------------|
| MLS Number:     | RX-10884919              |
| Status:         | Active                   |
| Size:           | 1,178 Sq ft.             |
| Bedrooms:       | 2                        |
| Full Bathrooms: | 2                        |
| Half Bathrooms: | 0                        |
| Parking Spaces: | Carport - Detached,Guest |
| View:           | Intracoastal,Ocean       |
| List Price:     | \$1,195,000              |
| List PPSF:      | \$1,014                  |
| Valuated Price: | \$1,004,000              |
| Valuated PPSF:  | \$852                    |

*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:                         | 61 |
| Number of active listings for rent:      | 0  |
| Number of active listings for sale:      | 6  |
| Building inventory for sale:             | 9% |
| Number of sales over the last 12 months: | 2  |
| Number of sales over the last 6 months:  | 1  |
| Number of sales over the last 3 months:  | 0  |

## Building Association Information

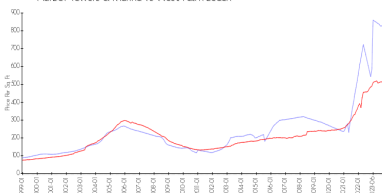
Harbor Towers & Marina Condo Assoc  
3901 S Flagler Drive  
West Palm Beach, FL33405-2351  
(561) 832-2490

## Recent Sales

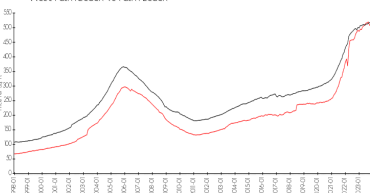
| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 902    | 1,178 sq ft | Dec 2023     | \$700,000  | \$594 |
| 406    | 1,200 sq ft | Jun 2023     | \$899,000  | \$749 |

## Market Information

Harbor Towers & Marina vs West Palm Beach



West Palm Beach vs Palm Beach



|                         |               |                  |               |
|-------------------------|---------------|------------------|---------------|
| Harbor Towers & Marina: | \$814/sq. ft. | West Palm Beach: | \$511/sq. ft. |
| West Palm Beach:        | \$511/sq. ft. | Palm Beach:      | \$475/sq. ft. |

## Inventory for Sale

|                        |     |
|------------------------|-----|
| Harbor Towers & Marina | 10% |
| West Palm Beach        | 4%  |
| Palm Beach             | 3%  |

## Avg. Time to Close Over Last 12 Months



|                        |          |
|------------------------|----------|
| Harbor Towers & Marina | 115 days |
| West Palm Beach        | 52 days  |
| Palm Beach             | 56 days  |