

# Unit 708 - Patrician (The) of Palm Beach

708 - 3450 S Ocean Blvd, South Palm Beach, FL, Palm Beach 33480

## Unit Information

|                 |                             |
|-----------------|-----------------------------|
| MLS Number:     | RX-10893944                 |
| Status:         | Active                      |
| Size:           | 1,498 Sq ft.                |
| Bedrooms:       | 2                           |
| Full Bathrooms: | 2                           |
| Half Bathrooms: | 0                           |
| Parking Spaces: | 2+ Spaces,Garage - Building |
| View:           | Intracoastal,Ocean          |
| Rental Price:   | \$9,500                     |
| List PPSF:      | \$6                         |
| Valuated Price: | \$637,000                   |
| Valuated PPSF:  | \$426                       |

*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.*

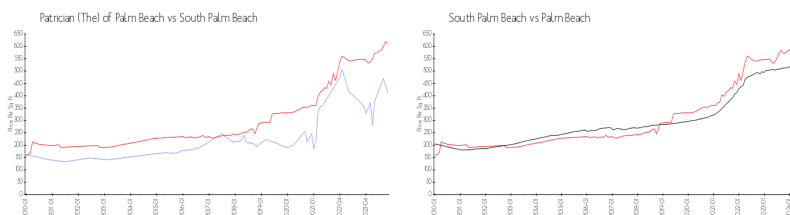
## Building Information

|  |     |
|--|-----|
| Number of units:                         | 211 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 15  |
| Building inventory for sale:             | 7%  |
| 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:  | 2   |

## Building Association Information

Patrician The of Palm Beach  
3450 S Ocean Blvd  
Palm Beach, FL 33480  
Phone: 561-588-4313

## Market Information



|                                |               |                   |               |
|--------------------------------|---------------|-------------------|---------------|
| Patrician (The) of Palm Beach: | \$413/sq. ft. | South Palm Beach: | \$610/sq. ft. |
| South Palm Beach:              | \$610/sq. ft. | Palm Beach:       | \$469/sq. ft. |

## Inventory for Sale

|                               |    |
|-------------------------------|----|
| Patrician (The) of Palm Beach | 7% |
| South Palm Beach              | 6% |
| Palm Beach                    | 3% |

## Avg. Time to Close Over Last 12 Months

|                               |         |
|-------------------------------|---------|
| Patrician (The) of Palm Beach | 58 days |
| South Palm Beach              | 75 days |
| Palm Beach                    | 56 days |



Built in 1971 - 211 units - 8 floors