

Unit PH-5 - Lands of the President 7

PH-5 - 2425 Presidential Wy, West Palm Beach, FL, Palm Beach 33401

Unit Information

MLS Number:	RX-10909884
Status:	Active
Size:	898 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Assigned,Guest,Vehicle Restrictions
View:	City,Golf,Other
List Price:	\$240,000
List PPSF:	\$267
Valuated Price:	\$195,000
Valuated PPSF:	\$217

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:	114
Number of active listings for rent:	4
Number of active listings for sale:	14
Building inventory for sale:	12%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

Building Association Information

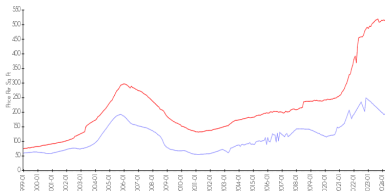
Lands Of Prsdent Condo 7 Assoc
2425 Presidential Way
West Palm Beach, FL33401-1322
(561) 684-0052

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
704	1,499 sq ft	Mar 2024	\$190,000	\$127
705	898 sq ft	Feb 2024	\$165,000	\$184
304	1,294 sq ft	Nov 2023	\$193,000	\$149
1906	1,294 sq ft	Jul 2023	\$240,000	\$185
504	1,294 sq ft	Jun 2023	\$198,000	\$153

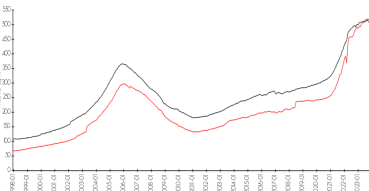
Market Information

Lands of the President 7 vs West Palm Beach



Lands of the President 7: \$198/sq. ft.
West Palm Beach: \$511/sq. ft.

West Palm Beach vs Palm Beach



West Palm Beach: \$511/sq. ft.
Palm Beach: \$475/sq. ft.

Inventory for Sale

Lands of the President 7	12%
West Palm Beach	4%
Palm Beach	3%



Avg. Time to Close Over Last 12 Months

Lands of the President 7	81 days
West Palm Beach	52 days
Palm Beach	56 days