

Unit 404 - OceanTree

404 - 3400 N Ocean Dr, Singer Island, FL, Palm Beach 33404

Unit Information

MLS Number: RX-10911053
 Status: Active
 Size: 1,589 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 2+ Spaces, Assigned, Garage - Building, Garage - Detached, Guest, Vehicle Restrictions
 View: Ocean
 List Price: \$750,000
 List PPSF: \$472
 Valuated Price: \$608,000
 Valuated PPSF: \$411

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: 146
 Number of active listings for rent: 7
 Number of active listings for sale: 9
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 6
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 2

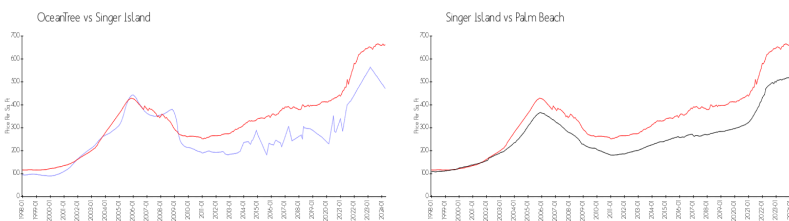
Building Association Information

Ocean Tree Condominium Association
 3400 N Ocean Drive Apartment 107
 West Palm Beach, FL 33404-3201
 (561) 845-6050

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
506	1,479 sq ft	Aug 2023	\$720,000	\$487

Market Information



OceanTree:	\$471/sq. ft.	Singer Island:	\$662/sq. ft.
Singer Island:	\$662/sq. ft.	Palm Beach:	\$475/sq. ft.

Inventory for Sale

OceanTree	6%
Singer Island	4%
Palm Beach	3%

Avg. Time to Close Over Last 12 Months



OceanTree
Singer Island
Palm Beach

105 days
80 days
56 days