

# Unit 404 - Barbican

404 - 3601 S Ocean Blvd, South Palm Beach, FL, Palm Beach 33480

## Unit Information

MLS Number:	RX-10916146
Status:	Active
Size:	1,404 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Open, Vehicle Restrictions
View:	
List Price:	\$350,000
List PPSF:	\$249
Valuated Price:	\$310,000
Valuated PPSF:	\$221

*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:	44
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	4%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

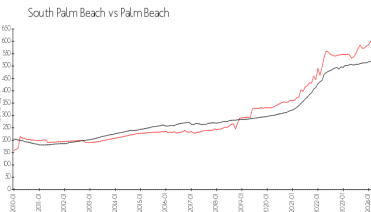
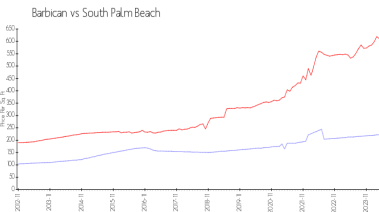
## Building Association Information

Barbican  
 Condominium complex in South Palm Beach  
 Address: 3601 S Ocean Blvd,  
 South Palm Beach, FL 33480

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
301	1,404 sq ft	Mar 2024	\$335,000	\$239
502	1,533 sq ft	Mar 2024	\$355,000	\$232

## Market Information



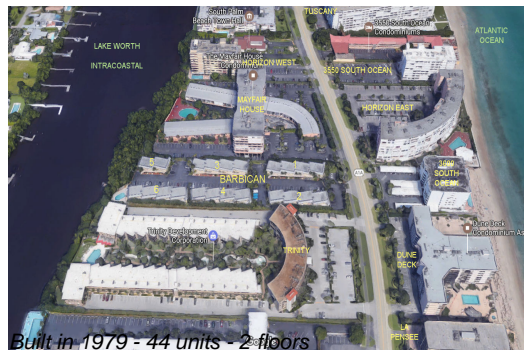
Barbican:	\$222/sq. ft.	South Palm Beach:	\$610/sq. ft.
South Palm Beach:	\$610/sq. ft.	Palm Beach:	\$467/sq. ft.

## Inventory for Sale

Barbican	5%
South Palm Beach	6%
Palm Beach	3%

## Avg. Time to Close Over Last 12 Months

Barbican	136 days
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South Palm Beach  
Palm Beach

75 days  
56 days