

# Unit 1706 - City Place South Tower

1706 - 550 Okeechobee Blvd, West Palm Beach, FL, Palm Beach 33401

## Unit Information

|                 |                           |
|-----------------|---------------------------|
| MLS Number:     | RX-10922602               |
| Status:         | Active                    |
| Size:           | 1,120 Sq ft.              |
| Bedrooms:       | 2                         |
| Full Bathrooms: | 2                         |
| Half Bathrooms: | 0                         |
| Parking Spaces: | Covered,Garage - Building |
| View:           |                           |
| List Price:     | \$699,000                 |
| List PPSF:      | \$624                     |
| Valuated Price: | \$595,000                 |
| Valuated PPSF:  | \$531                     |

*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

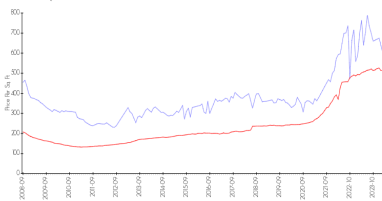
|  |     |
|--|-----|
| Number of units:                         | 421 |
| Number of active listings for rent:      | 9   |
| Number of active listings for sale:      | 29  |
| Building inventory for sale:             | 6%  |
| Number of sales over the last 12 months: | 24  |
| Number of sales over the last 6 months:  | 9   |
| Number of sales over the last 3 months:  | 5   |

## Recent Sales

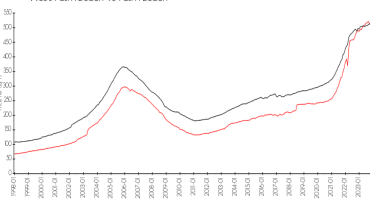
| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 1603   | 1,120 sq ft | Apr 2024     | \$699,000   | \$624 |
| 1711   | 1,694 sq ft | Feb 2024     | \$975,000   | \$576 |
| Mph-17 | 1,335 sq ft | Feb 2024     | \$899,000   | \$673 |
| Mph-14 | 870 sq ft   | Feb 2024     | \$490,000   | \$563 |
| Mph-01 | 2,111 sq ft | Jan 2024     | \$1,925,000 | \$912 |
| 1007   | 1,335 sq ft | Jan 2024     | \$757,000   | \$567 |
| 1115   | 1,205 sq ft | Jan 2024     | \$760,000   | \$631 |

## Market Information

City Place South Tower vs West Palm Beach



West Palm Beach vs Palm Beach



|                         |               |                  |               |
|-------------------------|---------------|------------------|---------------|
| City Place South Tower: | \$564/sq. ft. | West Palm Beach: | \$512/sq. ft. |
| West Palm Beach:        | \$512/sq. ft. | Palm Beach:      | \$467/sq. ft. |

## Inventory for Sale

|                        |    |
|------------------------|----|
| City Place South Tower | 7% |
| West Palm Beach        | 3% |
| Palm Beach             | 3% |

## Avg. Time to Close Over Last 12 Months

|                        |         |
|------------------------|---------|
| City Place South Tower | 76 days |
| West Palm Beach        | 51 days |
| Palm Beach             | 56 days |

