

Unit 706 - OceanTree

706 - 3400 N Ocean Dr, Singer Island, FL, Palm Beach 33404

Unit Information

MLS Number: RX-10928807
 Status: Active
 Size: 1,721 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned, Garage - Building, Guest City, Intracoastal, Ocean
 View: City, Intracoastal, Ocean
 List Price: \$739,000
 List PPSF: \$429
 Valuated Price: \$597,000
 Valuated PPSF: \$404

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: 11
 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

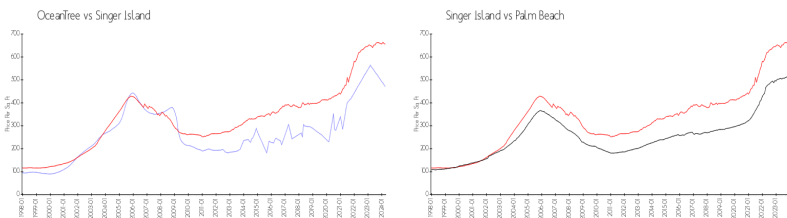
Building Association Information

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:	\$656/sq. ft.
Singer Island:	\$656/sq. ft.	Palm Beach:	\$467/sq. ft.

Inventory for Sale

OceanTree: 8%
 Singer Island: 4%
 Palm Beach: 3%

Avg. Time to Close Over Last 12 Months

OceanTree: 92 days
 Singer Island: 78 days



Palm Beach

56 days