

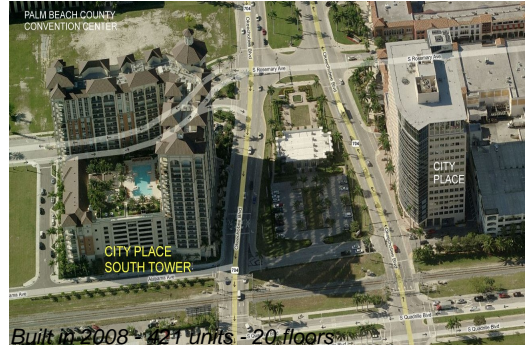
Unit 1221 - City Place South Tower

1221 - 550 Okeechobee Blvd, West Palm Beach, FL, Palm Beach 33401

Unit Information

MLS Number: RX-10929337
 Status: Active
 Size: 943 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: Assigned, Garage - Attached, Garage - Building, Vehicle Restrictions
 View: City, Lake
 List Price: \$549,000
 List PPSF: \$582
 Valuated Price: \$381,000
 Valuated PPSF: \$505

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

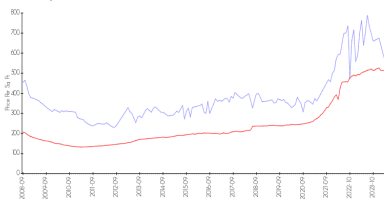
Number of units: 421
 Number of active listings for rent: 9
 Number of active listings for sale: 29
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 24
 Number of sales over the last 6 months: 9
 Number of sales over the last 3 months: 5

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