

Unit 1710 - City Place South Tower

1710 - 550 Okeechobee Blvd, West Palm Beach, FL, Palm Beach 33401

Unit Information

| | |
|-----------------|---|
| MLS Number: | RX-10931281 |
| Status: | Active |
| Size: | 1,968 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | Assigned,Deeded,Garage - Building,Guest |
| View: | City |
| List Price: | \$1,050,000 |
| List PPSF: | \$534 |
| Valuated Price: | \$999,000 |
| Valuated PPSF: | \$631 |

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

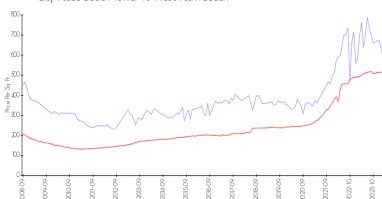
| | |
|--|-----|
| Number of units: | 421 |
| Number of active listings for rent: | 9 |
| Number of active listings for sale: | 32 |
| Building inventory for sale: | 7% |
| Number of sales over the last 12 months: | 22 |
| Number of sales over the last 6 months: | 9 |
| Number of sales over the last 3 months: | 4 |

Recent Sales

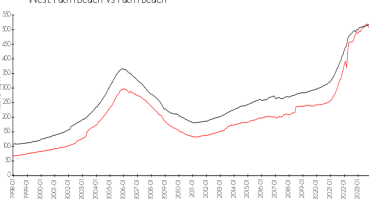
| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| 1603 | 1,120 sq ft | Apr 2024 | \$699,000 | \$624 |
| 1711 | 1,694 sq ft | Feb 2024 | \$975,000 | \$576 |
| Mph-17 | 1,335 sq ft | Feb 2024 | \$899,000 | \$673 |
| Mph-14 | 870 sq ft | 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: | \$536/sq. ft. | West Palm Beach: | \$511/sq. ft. |
| West Palm Beach: | \$511/sq. ft. | Palm Beach: | \$475/sq. ft. |

Inventory for Sale

| | |
|------------------------|----|
| City Place South Tower | 8% |
| West Palm Beach | 4% |
| Palm Beach | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|------------------------|---------|
| City Place South Tower | 79 days |
| West Palm Beach | 52 days |
| Palm Beach | 56 days |

