

# Unit 303 - Montecito

303 - 616 Clearwater Park Dr, West Palm Beach, FL, Palm Beach 33401

## Unit Information

MLS Number:	RX-10931350
Status:	Active
Size:	761 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Under Building
View:	
List Price:	\$269,000
List PPSF:	\$353
Valuated Price:	\$222,000
Valuated PPSF:	\$322

*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:	186
Number of active listings for rent:	9
Number of active listings for sale:	10
Building inventory for sale:	5%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

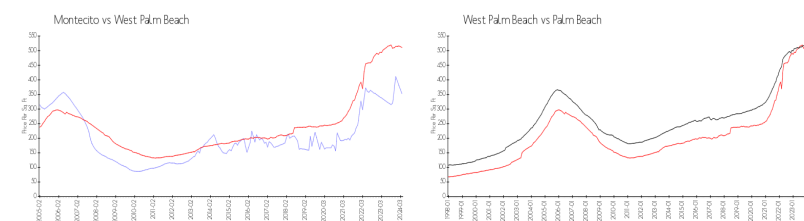
## Building Association Information

Montecito Palm Beach Condominium Association 616 Clearwater Park Rd, West Palm Beach, FL 33401  
(561) 514-9800

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
Lp13	1,315 sq ft	Apr 2024	\$494,000	\$376
807	690 sq ft	Apr 2024	\$290,000	\$420
1109	1,112 sq ft	Mar 2024	\$350,000	\$315
108	690 sq ft	Dec 2023	\$255,000	\$370
1112	1,130 sq ft	Nov 2023	\$329,000	\$291

## Market Information

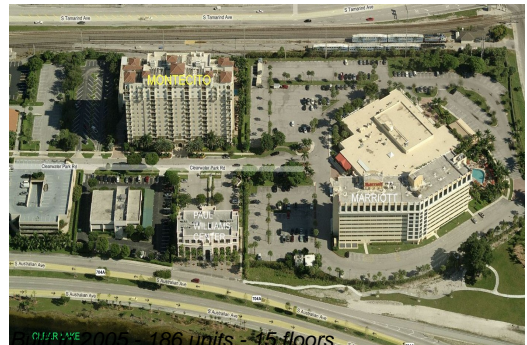


Montecito:	\$351/sq. ft.	West Palm Beach:	\$511/sq. ft.
West Palm Beach:	\$511/sq. ft.	Palm Beach:	\$475/sq. ft.

## Inventory for Sale

Montecito	5%
West Palm Beach	4%
Palm Beach	3%

## Avg. Time to Close Over Last 12 Months



Montecito	39 days
West Palm Beach	52 days
Palm Beach	56 days