

Unit 703 - OceanTree

703 - 3400 N Ocean Dr, Singer Island, FL, Palm Beach 33404

Unit Information

MLS Number:	RX-10933065
Status:	Active
Size:	1,721 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Garage - Building, Guest
View:	Garden, Intracoastal, Ocean, Tennis
List Price:	\$749,500
List PPSF:	\$436
Valuated Price:	\$656,000
Valuated PPSF:	\$444

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

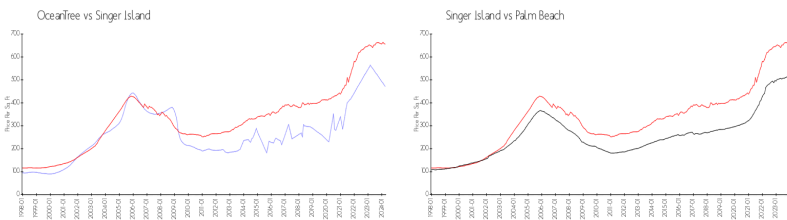
Building Association Information

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