

Unit 403 - Envoy

403 - 2450 Presidential Wy, West Palm Beach, FL, Palm Beach 33401

Unit Information

| | |
|-----------------|---------------------------------|
| MLS Number: | RX-10939241 |
| Status: | Active |
| Size: | 2,000 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | Assigned,Garage - Attached,Open |
| View: | Clubhouse,Garden,Pond |
| List Price: | \$425,000 |
| List PPSF: | \$213 |
| Valuated Price: | \$454,000 |
| Valuated PPSF: | \$245 |

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: | 148 |
| Number of active listings for rent: | 2 |
| Number of active listings for sale: | 12 |
| Building inventory for sale: | 8% |
| Number of sales over the last 12 months: | 9 |
| Number of sales over the last 6 months: | 5 |
| Number of sales over the last 3 months: | 3 |

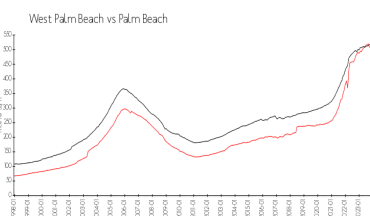
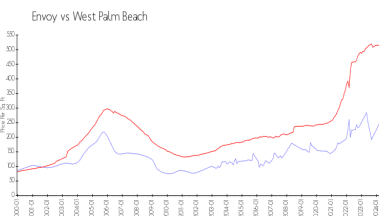
Building Association Information

The Envoy Condominium Association Inc
2450 Presidential Way
West Palm Beach, FL33401-1329
(561) 684-6136

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 101 | 2,292 sq ft | May 2024 | \$610,000 | \$266 |
| 702 | 2,005 sq ft | May 2024 | \$325,000 | \$162 |
| 1608 | 2,250 sq ft | May 2024 | \$530,000 | \$236 |
| 102 | 3,100 sq ft | Jan 2024 | \$700,000 | \$226 |
| 1203 | 2,005 sq ft | Jan 2024 | \$420,000 | \$209 |

Market Information



Envoy: \$254/sq. ft.
West Palm Beach: \$511/sq. ft.

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

Inventory for Sale

| | |
|-----------------|----|
| Envoy | 8% |
| West Palm Beach | 4% |
| Palm Beach | 3% |



Avg. Time to Close Over Last 12 Months

| | |
|-----------------|---------|
| Envoy | 7 days |
| West Palm Beach | 52 days |
| Palm Beach | 56 days |