

Unit 1803 - Lands of the President 3

1803 - 2400 Presidential Wy, West Palm Beach, FL, Palm Beach 33401

Unit Information

MLS Number: RX-10940621
 Status: Active
 Size: 1,429 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned,Covered,Guest
 View: City,Clubhouse,Garden,Golf,Lake
 List Price: \$449,000
 List PPSF: \$314
 Valuated Price: \$240,000
 Valuated PPSF: \$185

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: 114
 Number of active listings for rent: 0
 Number of active listings for sale: 17
 Building inventory for sale: 14%
 Number of sales over the last 12 months: 10
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 2

Building Association Information

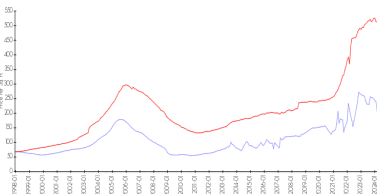
The Land Of The President Condominium Three Association Inc
 Lincoln Tower
 2400 Presidential Way Wa10
 West Palm Beach, FL33401
 (561) 686-2972

Recent Sales

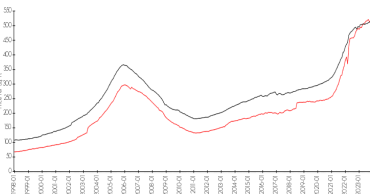
Unit #	Size	Closing Date	Sale Price	PPSF
1205	898 sq ft	Apr 2024	\$150,000	\$167
1101	1,294 sq ft	Feb 2024	\$307,500	\$238
1701	1,808 sq ft	Nov 2023	\$400,000	\$221
503	1,496 sq ft	Sep 2023	\$310,000	\$207
404	1,499 sq ft	Aug 2023	\$320,000	\$213

Market Information

Lands of the President 3 vs West Palm Beach



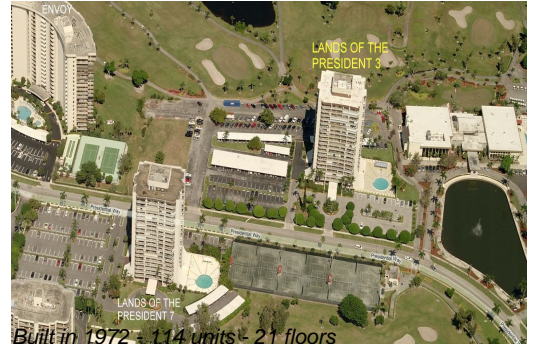
West Palm Beach vs Palm Beach



Lands of the President 3: \$174/sq. ft.
 West Palm Beach: \$512/sq. ft.
 West Palm Beach: \$512/sq. ft.
 Palm Beach: \$467/sq. ft.

Inventory for Sale

Lands of the President 3: 15%
 West Palm Beach: 3%
 Palm Beach: 3%



Avg. Time to Close Over Last 12 Months

Lands of the President 3	67 days
West Palm Beach	51 days
Palm Beach	56 days