

# Unit 411 - 4A - City Place Courtyards

411 - 4A - 630 S Sopadilla Ave, West Palm Beach, FL, Palm Beach 33401

## Unit Information

MLS Number:	RX-10949603
Status:	Active
Size:	800 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Assigned,Covered
View:	City
List Price:	\$454,000
List PPSF:	\$568
Valuated Price:	\$378,000
Valuated PPSF:	\$473

*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:	264
Number of active listings for rent:	20
Number of active listings for sale:	7
Building inventory for sale:	2%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

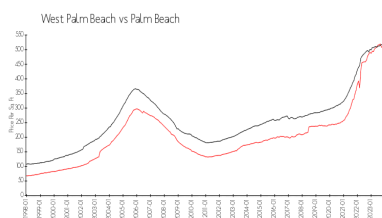
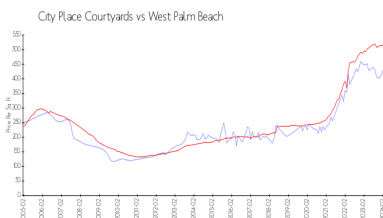
## Building Association Information

Courtyards In City Place Condominium Assoc 720 Sapodilla Avenue  
West Palm Beach, FL33401  
(561) 655-3512

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
322	1,120 sq ft	Mar 2024	\$450,000	\$402
101	775 sq ft	Mar 2024	\$300,000	\$387
207	1,120 sq ft	Dec 2023	\$480,000	\$429
311	1,120 sq ft	Dec 2023	\$450,000	\$402
513	1,120 sq ft	Oct 2023	\$530,000	\$473
204	1,140 sq ft	Oct 2023	\$419,000	\$368

## Market Information



City Place Courtyards:	\$455/sq. ft.	West Palm Beach:	\$511/sq. ft.
West Palm Beach:	\$511/sq. ft.	Palm Beach:	\$475/sq. ft.

## Inventory for Sale

City Place Courtyards	3%
West Palm Beach	4%
Palm Beach	3%



### **Avg. Time to Close Over Last 12 Months**

City Place Courtyards	57 days
West Palm Beach	52 days
Palm Beach	56 days