

# Unit 505 - Lands of the President 3

505 - 2400 Presidential Wy, West Palm Beach, FL, Palm Beach 33401

## Unit Information

MLS Number:	RX-10950385
Status:	Active
Size:	1,395 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	
View:	
List Price:	\$359,999
List PPSF:	\$258
Valuated Price:	\$182,000
Valuated PPSF:	\$163

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

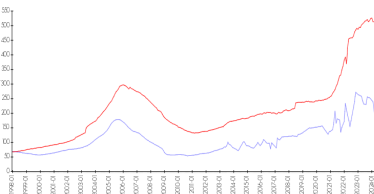
The Land Of The President Condominium Three Association Inc  
 Lincoln Tower  
 2400 Presidential Way Wa10  
 West Palm Beach, FL33401  
 (561) 686-2972

## Recent Sales

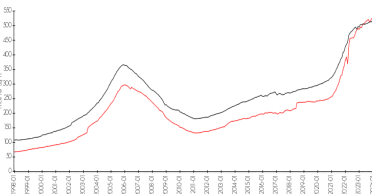
Unit #	Size	Closing Date	Sale Price	PPSF
1205	898 sq ft	Apr 2024	\$150,000	\$167
1101	1,294 sq ft	Feb 2024	\$307,500	\$238
1701	1,808 sq ft	Nov 2023	\$400,000	\$221
503	1,496 sq ft	Sep 2023	\$310,000	\$207
404	1,499 sq ft	Aug 2023	\$320,000	\$213

## Market Information

Lands of the President 3 vs West Palm Beach



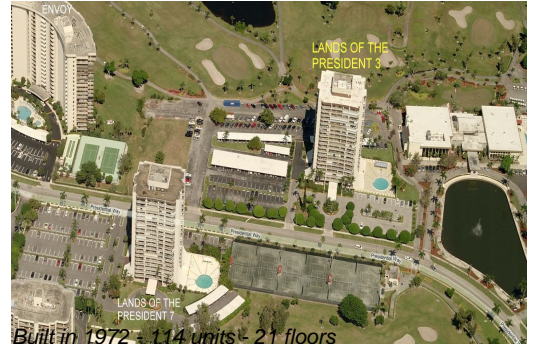
West Palm Beach vs Palm Beach



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