

# Unit LP 09 - Montecito

LP 09 - 616 Clearwater Park Dr, West Palm Beach, FL, Palm Beach 33401

## Unit Information

MLS Number: RX-10951616  
 Status: Active  
 Size: 1,135 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 2+ Spaces, Garage - Building  
 View: Lake  
 List Price: \$400,000  
 List PPSF: \$352  
 Valuated Price: \$402,000  
 Valuated PPSF: \$372

*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: 186  
 Number of active listings for rent: 9  
 Number of active listings for sale: 8  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 3

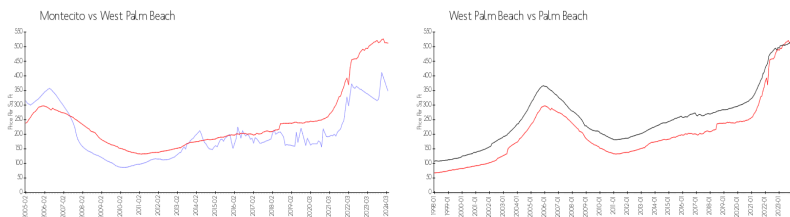
## Building Association Information

Montecito Palm Beach Condominium Association 616 Clearwater Park Rd, West Palm Beach, FL 33401  
 (561) 514-9800

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
Lp13	1,315 sq ft	Apr 2024	\$494,000	\$376
807	690 sq ft	Apr 2024	\$290,000	\$420
1109	1,112 sq ft	Mar 2024	\$350,000	\$315
108	690 sq ft	Dec 2023	\$255,000	\$370
1112	1,130 sq ft	Nov 2023	\$329,000	\$291

## Market Information

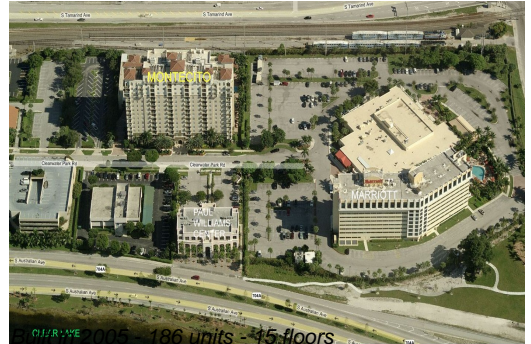


Montecito: \$347/sq. ft.      West Palm Beach: \$512/sq. ft.  
 West Palm Beach: \$512/sq. ft.      Palm Beach: \$467/sq. ft.

## Inventory for Sale

Montecito 4%  
 West Palm Beach 3%  
 Palm Beach 3%

## Avg. Time to Close Over Last 12 Months



Montecito  
West Palm Beach  
Palm Beach

41 days  
52 days  
56 days