

Unit 1204 - Two City Plaza

1204 - 701 S Olive Av, West Palm Beach, FL, Palm Beach 33401

Unit Information

MLS Number:	RX-10951701
Status:	Active
Size:	1,625 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Assigned,Garage - Building
View:	City,Intracoastal,Ocean
List Price:	\$1,259,999
List PPSF:	\$775
Valuated Price:	\$1,138,000
Valuated PPSF:	\$700

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.

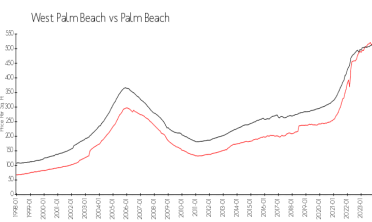
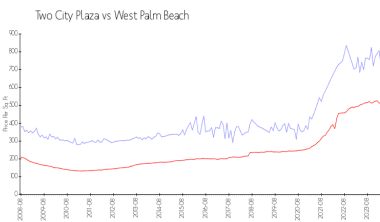
Building Information

Number of units:	448
Number of active listings for rent:	5
Number of active listings for sale:	15
Building inventory for sale:	3%
Number of sales over the last 12 months:	26
Number of sales over the last 6 months:	14
Number of sales over the last 3 months:	8

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
206	1,020 sq ft	Apr 2024	\$600,000	\$588
720	1,476 sq ft	Apr 2024	\$1,200,000	\$813
921	1,476 sq ft	Apr 2024	\$1,160,000	\$786
1813	1,867 sq ft	Apr 2024	\$2,100,000	\$1,125
314	2,117 sq ft	Mar 2024	\$1,475,000	\$697
516	1,476 sq ft	Mar 2024	\$1,100,000	\$745

Market Information



Two City Plaza: \$759/sq. ft.
West Palm Beach: \$512/sq. ft.

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

Inventory for Sale

Two City Plaza	3%
West Palm Beach	3%
Palm Beach	3%

Avg. Time to Close Over Last 12 Months

Two City Plaza	75 days
West Palm Beach	51 days
Palm Beach	56 days

