

# Unit 1201 - One City Plaza

1201 - 801 S Olive Av, West Palm Beach, FL, Palm Beach 33401

## Unit Information

MLS Number: RX-10951803  
 Status: Active  
 Size: 1,277 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Garage - Building, Vehicle Restrictions  
 View: City, Intracoastal, Lake, Ocean  
 List Price: \$1,549,000  
 List PPSF: \$1,213  
 Valuated Price: \$1,069,000  
 Valuated PPSF: \$837

*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: 323  
 Number of active listings for rent: 11  
 Number of active listings for sale: 26  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 26  
 Number of sales over the last 6 months: 15  
 Number of sales over the last 3 months: 4

## Building Association Information

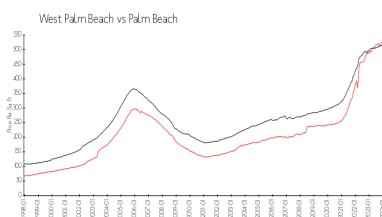
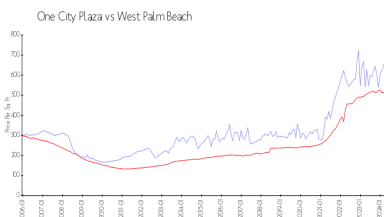
One City Plaza Condominium  
 801 S Olive Avenue West Palm Beach 33401  
 (561) 833-2980

<http://www.onecityplaza.com/>

## Recent Sales

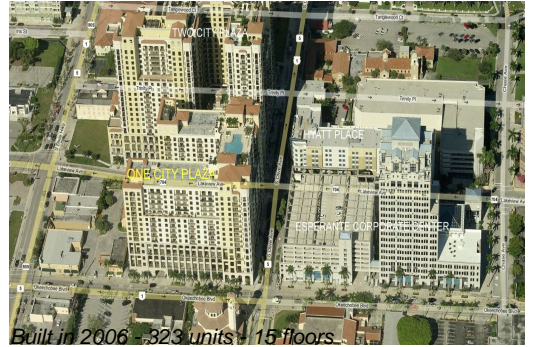
| Unit # | Size        | Closing Date | Sale Price  | PPSF    |
|--------|-------------|--------------|-------------|---------|
| 1606   | 1,605 sq ft | Apr 2024     | \$1,650,000 | \$1,028 |
| 1602   | 1,600 sq ft | Apr 2024     | \$1,300,000 | \$813   |
| 714    | 1,433 sq ft | Apr 2024     | \$760,000   | \$530   |
| 236    | 1,450 sq ft | Apr 2024     | \$585,000   | \$403   |
| 1203   | 1,509 sq ft | Jan 2024     | \$1,300,000 | \$861   |
| 1605   | 2,062 sq ft | Jan 2024     | \$2,350,000 | \$1,140 |
| 1113   | 1,020 sq ft | Jan 2024     | \$499,000   | \$489   |
| 1027   | 876 sq ft   | Jan 2024     | \$435,000   | \$497   |
| 1014   | 1,200 sq ft | Jan 2024     | \$680,000   | \$567   |
| 603    | 1,861 sq ft | Jan 2024     | \$890,000   | \$478   |

## Market Information



One City Plaza: \$668/sq. ft.  
 West Palm Beach: \$512/sq. ft.

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



## Inventory for Sale

|                 |    |
|-----------------|----|
| One City Plaza  | 8% |
| West Palm Beach | 3% |
| Palm Beach      | 3% |

## Avg. Time to Close Over Last 12 Months

|                 |         |
|-----------------|---------|
| One City Plaza  | 66 days |
| West Palm Beach | 51 days |
| Palm Beach      | 56 days |