

# Unit 6-L - Metropolitan

6-L - 403 S Sapodilla Av, West Palm Beach, FL, Palm Beach 33401

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | RX-10952718                                  |
| Status:         | Active                                       |
| Size:           | 1,212 Sq ft.                                 |
| Bedrooms:       | 2  |
| Full Bathrooms: | 2  |
| Half Bathrooms: | 0  |
| Parking Spaces: | Assigned,Garage - Attached,Garage - Building |
| View:           | City,Lake                                    |
| List Price:     | \$575,000                                    |
| List PPSF:      | \$474  |
| Valuated Price: | \$443,000                                    |
| Valuated PPSF:  | \$366  |

*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.*

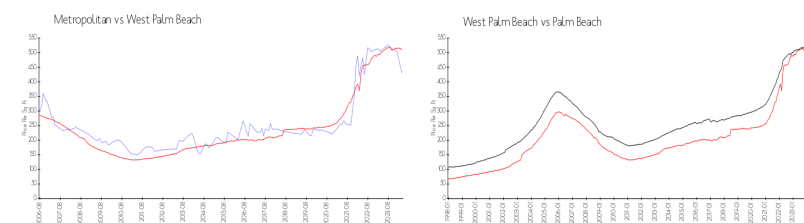
## Building Information

|  |     |
|--|-----|
| Number of units:                         | 149 |
| Number of active listings for rent:      | 1   |
| Number of active listings for sale:      | 9   |
| Building inventory for sale:             | 6%  |
| Number of sales over the last 12 months: | 6   |
| Number of sales over the last 6 months:  | 2   |
| Number of sales over the last 3 months:  | 1   |

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 506    | 1,261 sq ft | Jan 2024     | \$575,000  | \$456 |
| 604    | 1,768 sq ft | Nov 2023     | \$715,000  | \$404 |
| 612    | 1,212 sq ft | Nov 2023     | \$435,000  | \$359 |
| 311    | 1,328 sq ft | Oct 2023     | \$615,000  | \$463 |
| 415    | 929 sq ft   | Aug 2023     | \$455,000  | \$490 |

## Market Information



|                  |               |                  |               |
|------------------|---------------|------------------|---------------|
| Metropolitan:    | \$428/sq. ft. | West Palm Beach: | \$511/sq. ft. |
| West Palm Beach: | \$511/sq. ft. | Palm Beach:      | \$475/sq. ft. |

## Inventory for Sale

|                 |    |
|-----------------|----|
| Metropolitan    | 6% |
| West Palm Beach | 4% |
| Palm Beach      | 3% |

## Avg. Time to Close Over Last 12 Months

|                 |         |
|-----------------|---------|
| Metropolitan    | 76 days |
| West Palm Beach | 52 days |
| Palm Beach      | 56 days |

