

# Unit 1409 - City Place South Tower

1409 - 550 Okeechobee Blvd, West Palm Beach, FL, Palm Beach 33401

## Unit Information

MLS Number: RX-10953204  
 Status: Active  
 Size: 1,200 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 2+ Spaces, Assigned, Covered, Deeded, Garage - Building, Guest, Under Building  
 View: City, Intracoastal, Lake, Ocean  
 List Price: \$1,499,000  
 List PPSF: \$1,249  
 Valuated Price: \$577,000  
 Valuated PPSF: \$515

*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

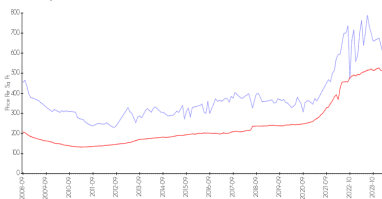
Number of units: 421  
 Number of active listings for rent: 9  
 Number of active listings for sale: 29  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 24  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 5

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1603	1,120 sq ft	Apr 2024	\$699,000	\$624
1711	1,694 sq ft	Feb 2024	\$975,000	\$576
Mph-17	1,335 sq ft	Feb 2024	\$899,000	\$673
Mph-14	870 sq ft	Feb 2024	\$490,000	\$563
Mph-01	2,111 sq ft	Jan 2024	\$1,925,000	\$912
1007	1,335 sq ft	Jan 2024	\$757,000	\$567
1115	1,205 sq ft	Jan 2024	\$760,000	\$631

## Market Information

City Place South Tower vs West Palm Beach



West Palm Beach vs Palm Beach



City Place South Tower: \$564/sq. ft.  
 West Palm Beach: \$512/sq. ft.  
 West Palm Beach: \$512/sq. ft.  
 Palm Beach: \$467/sq. ft.

## Inventory for Sale

City Place South Tower: 7%  
 West Palm Beach: 3%  
 Palm Beach: 3%

## Avg. Time to Close Over Last 12 Months

City Place South Tower: 76 days  
 West Palm Beach: 51 days  
 Palm Beach: 56 days

