

# Unit 301 - 3A - City Place Courtyards

301 - 3A - 630 S Sapodilla Ave, West Palm Beach, FL, Palm Beach 33401

## Unit Information

MLS Number: RX-10954344  
 Status: Active  
 Size: 1,120 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned,Covered,Guest  
 View: City  
 List Price: \$599,000  
 List PPSF: \$535  
 Valuated Price: \$511,000  
 Valuated PPSF: \$456

*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: 264  
 Number of active listings for rent: 20  
 Number of active listings for sale: 6  
 Building inventory for sale: 2%  
 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: 2

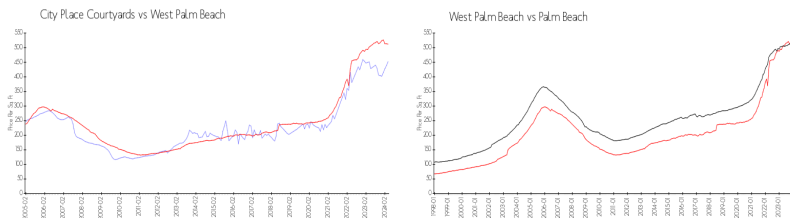
## Building Association Information

Courtyards In City Place Condominium Assoc 720 Sapodilla Avenue  
 West Palm Beach, FL33401  
 (561) 655-3512

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
322	1,120 sq ft	Mar 2024	\$450,000	\$402
101	775 sq ft	Mar 2024	\$300,000	\$387
207	1,120 sq ft	Dec 2023	\$480,000	\$429
311	1,120 sq ft	Dec 2023	\$450,000	\$402
513	1,120 sq ft	Oct 2023	\$530,000	\$473
204	1,140 sq ft	Oct 2023	\$419,000	\$368

## Market Information



City Place Courtyards: \$452/sq. ft.  
 West Palm Beach: \$512/sq. ft.  
 West Palm Beach: \$512/sq. ft.  
 Palm Beach: \$467/sq. ft.

## Inventory for Sale

City Place Courtyards: 2%  
 West Palm Beach: 3%  
 Palm Beach: 3%



**Avg. Time to Close Over Last 12 Months**

City Place Courtyards	56 days
West Palm Beach	51 days
Palm Beach	56 days