

# Unit 1206 - Lands of the President 3

1206 - 2400 Presidential Wy, West Palm Beach, FL, Palm Beach 33401

## Unit Information

MLS Number:	RX-10955983
Status:	Active
Size:	1,429 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Carport - Attached, Covered
View:	Golf
List Price:	\$369,000
List PPSF:	\$258
Valuated Price:	\$226,000
Valuated PPSF:	\$175

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:	114
Number of active listings for rent:	0
Number of active listings for sale:	18
Building inventory for sale:	15%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

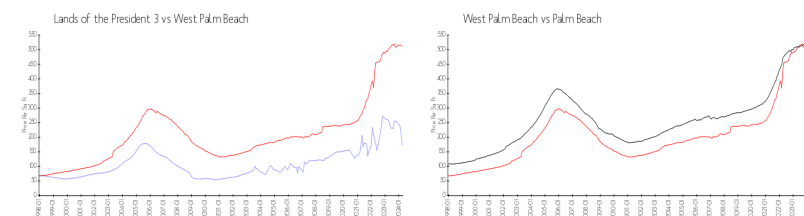
## Building Association Information

The Land Of The President Condominium Three Association Inc  
Lincoln Tower  
2400 Presidential Way Wa10  
West Palm Beach, FL33401  
(561) 686-2972

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1205	898 sq ft	Apr 2024	\$150,000	\$167
1101	1,294 sq ft	Feb 2024	\$307,500	\$238
1701	1,808 sq ft	Nov 2023	\$400,000	\$221
503	1,496 sq ft	Sep 2023	\$310,000	\$207
404	1,499 sq ft	Aug 2023	\$320,000	\$213

## Market Information



Lands of the President 3:	\$174/sq. ft.	West Palm Beach:	\$511/sq. ft.
West Palm Beach:	\$511/sq. ft.	Palm Beach:	\$475/sq. ft.

## Inventory for Sale

Lands of the President 3	16%
West Palm Beach	4%
Palm Beach	3%



Built in 1972 - 114 units - 21 floors

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

Lands of the President 3	67 days
West Palm Beach	52 days
Palm Beach	56 days