

Unit 1204 - Lands of the President 3

1204 - 2400 Presidential Wy, West Palm Beach, FL, Palm Beach 33401

Unit Information

MLS Number: RX-10957417
 Status: Active
 Size: 1,808 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 2+ Spaces, Assigned, Covered, Guest, Open
 View: City, Golf, Pool
 List Price: \$449,900
 List PPSF: \$249
 Valuated Price: \$261,000
 Valuated PPSF: \$174

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: 17
 Building inventory for sale: 14%
 Number of sales over the last 12 months: 10
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 2

Building Association Information

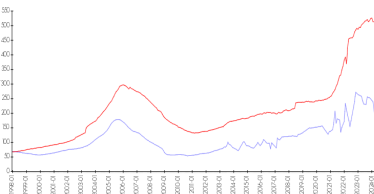
The Land Of The President Condominium Three Association Inc
 Lincoln Tower
 2400 Presidential Way Wa10
 West Palm Beach, FL33401
 (561) 686-2972

Recent Sales

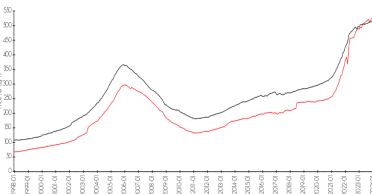
| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 1205 | 898 sq ft | Apr 2024 | \$150,000 | \$167 |
| 1101 | 1,294 sq ft | Feb 2024 | \$307,500 | \$238 |
| 1701 | 1,808 sq ft | Nov 2023 | \$400,000 | \$221 |
| 503 | 1,496 sq ft | Sep 2023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

Market Information

Lands of the President 3 vs West Palm Beach



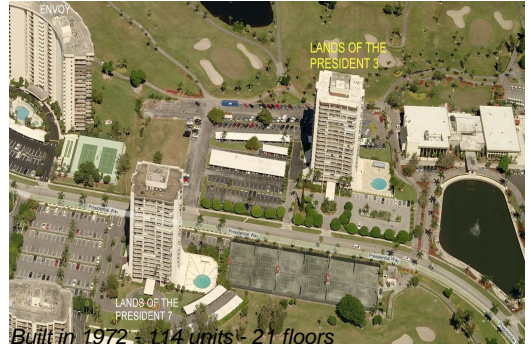
West Palm Beach vs Palm Beach



Lands of the President 3: \$174/sq. ft.
 West Palm Beach: \$512/sq. ft.
 West Palm Beach: \$512/sq. ft.
 Palm Beach: \$467/sq. ft.

Inventory for Sale

Lands of the President 3: 15%
 West Palm Beach: 3%
 Palm Beach: 3%



Avg. Time to Close Over Last 12 Months

| | |
|--------------------------|---------|
| Lands of the President 3 | 67 days |
| West Palm Beach | 51 days |
| Palm Beach | 56 days |