

# Unit 405 - OceanTree

405 - 3400 N Ocean Dr, Singer Island, FL, Palm Beach 33404

## Unit Information

MLS Number: RX-10959397  
 Status: Active  
 Size: 1,615 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Garage - Detached  
 View: Ocean, Tennis  
 List Price: \$617,000  
 List PPSF: \$382  
 Valuated Price: \$666,000  
 Valuated PPSF: \$450

*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: 146  
 Number of active listings for rent: 7  
 Number of active listings for sale: 11  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

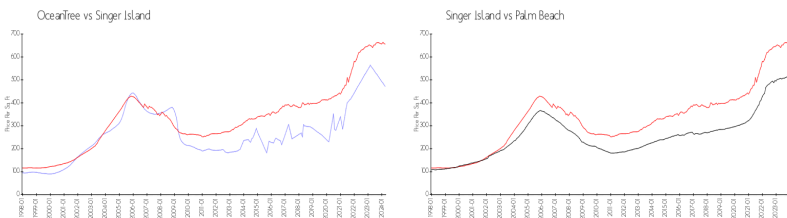
## Building Association Information

Ocean Tree Condominium Association  
 3400 N Ocean Drive Apartment 107  
 West Palm Beach, FL 33404-3201  
 (561) 845-6050

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
506	1,479 sq ft	Aug 2023	\$720,000	\$487

## Market Information



OceanTree:	\$471/sq. ft.	Singer Island:	\$656/sq. ft.
Singer Island:	\$656/sq. ft.	Palm Beach:	\$467/sq. ft.

## Inventory for Sale

OceanTree: 8%  
 Singer Island: 4%  
 Palm Beach: 3%

## Avg. Time to Close Over Last 12 Months

OceanTree: 92 days  
 Singer Island: 78 days



Palm Beach

56 days