

# Unit 203 - City Palms

203 - 480 Hibiscus St, West Palm Beach, FL, Palm Beach 33401

## Unit Information

MLS Number:	RX-10960066
Status:	Closed
Size:	830 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Assigned,Covered,Guest
View:	City
List Price:	\$399,000
List PPSF:	\$481
Valuated Price:	\$376,000
Valuated PPSF:	\$522

*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

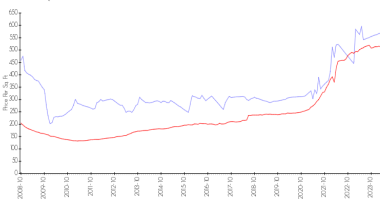
Number of units:	288
Number of active listings for rent:	1
Number of active listings for sale:	5
Building inventory for sale:	1%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

## Recent Sales

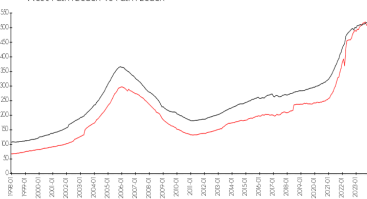
Unit #	Size	Closing Date	Sale Price	PPSF
203	830 sq ft	May 2024	\$380,000	\$458
601	1,124 sq ft	Apr 2024	\$640,000	\$569
531	690 sq ft	Feb 2024	\$312,500	\$453
709	1,117 sq ft	Nov 2023	\$585,000	\$524
207	725 sq ft	Oct 2023	\$345,000	\$476
433	750 sq ft	Oct 2023	\$360,000	\$480
614	625 sq ft	Oct 2023	\$380,000	\$608
1042	1,477 sq ft	Oct 2023	\$749,000	\$507

## Market Information

City Palms vs West Palm Beach



West Palm Beach vs Palm Beach



City Palms:	\$574/sq. ft.	West Palm Beach:	\$511/sq. ft.
West Palm Beach:	\$511/sq. ft.	Palm Beach:	\$475/sq. ft.

## Inventory for Sale

City Palms	2%
West Palm Beach	4%
Palm Beach	3%

## Avg. Time to Close Over Last 12 Months

City Palms	46 days
West Palm Beach	52 days
Palm Beach	56 days

