

Unit 609 - City Place Tower Residences

609 - 651 Okeechobee Blvd, West Palm Beach, FL, Palm Beach 33401

Unit Information

MLS Number: RX-10960359
 Status: Active
 Size: 1,132 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 2+ Spaces,Assigned,Garage - Building
 View:
 List Price: \$495,000
 List PPSF: \$437
 Valuated Price: \$538,000
 Valuated PPSF: \$475

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: 127
 Number of active listings for rent: 8
 Number of active listings for sale: 9
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 14
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 2

Building Association Information

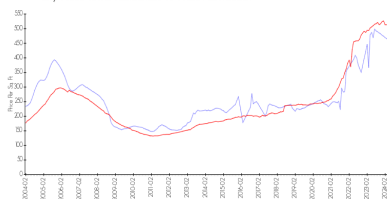
Courtyards In City Place Condominium Assoc 720 Sapodilla Avenue
 West Palm Beach, FL33401
 (561) 655-3512

Recent Sales

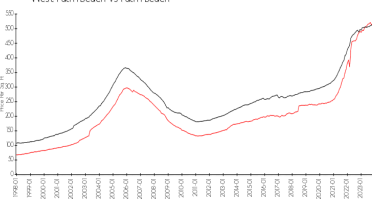
Unit #	Size	Closing Date	Sale Price	PPSF
801	1,155 sq ft	Apr 2024	\$560,000	\$485
1207	705 sq ft	Feb 2024	\$359,500	\$510
407	705 sq ft	Sep 2023	\$320,000	\$454
311	1,100 sq ft	Aug 2023	\$445,000	\$405
907	747 sq ft	Aug 2023	\$365,000	\$489

Market Information

City Place Tower Residences vs West Palm Beach



West Palm Beach vs Palm Beach



City Place Tower Residences: \$462/sq. ft.
 West Palm Beach: \$512/sq. ft.
 West Palm Beach: \$512/sq. ft.
 Palm Beach: \$467/sq. ft.

Inventory for Sale

City Place Tower Residences: 7%
 West Palm Beach: 3%
 Palm Beach: 3%



Avg. Time to Close Over Last 12 Months

City Place Tower Residences	74 days
West Palm Beach	51 days
Palm Beach	56 days