

Unit 412 - One City Plaza

412 - 801 S Olive Av, West Palm Beach, FL, Palm Beach 33401

Unit Information

| | |
|-----------------|--------------|
| MLS Number: | RX-10962409 |
| Status: | Active |
| Size: | 1,071 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 1 |
| Parking Spaces: | Deeded |
| View: | City,Other |
| List Price: | \$595,000 |
| List PPSF: | \$556 |
| Valuated Price: | \$514,000 |
| Valuated PPSF: | \$480 |

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: | 323 |
| Number of active listings for rent: | 11 |
| Number of active listings for sale: | 26 |
| Building inventory for sale: | 8% |
| Number of sales over the last 12 months: | 26 |
| Number of sales over the last 6 months: | 15 |
| Number of sales over the last 3 months: | 4 |

Building Association Information

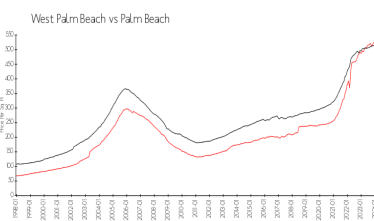
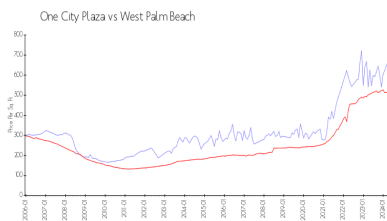
One City Plaza Condominium
 801 S Olive Avenue West Palm Beach 33401
 (561) 833-2980

<http://www.onecityplaza.com/>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|---------|
| 1606 | 1,605 sq ft | Apr 2024 | \$1,650,000 | \$1,028 |
| 1602 | 1,600 sq ft | Apr 2024 | \$1,300,000 | \$813 |
| 714 | 1,433 sq ft | Apr 2024 | \$760,000 | \$530 |
| 236 | 1,450 sq ft | Apr 2024 | \$585,000 | \$403 |
| 1203 | 1,509 sq ft | Jan 2024 | \$1,300,000 | \$861 |
| 1605 | 2,062 sq ft | Jan 2024 | \$2,350,000 | \$1,140 |
| 1113 | 1,020 sq ft | Jan 2024 | \$499,000 | \$489 |
| 1027 | 876 sq ft | Jan 2024 | \$435,000 | \$497 |
| 1014 | 1,200 sq ft | Jan 2024 | \$680,000 | \$567 |
| 603 | 1,861 sq ft | Jan 2024 | \$890,000 | \$478 |

Market Information



| | | | |
|------------------|---------------|------------------|---------------|
| One City Plaza: | \$668/sq. ft. | West Palm Beach: | \$512/sq. ft. |
| West Palm Beach: | \$512/sq. ft. | Palm Beach: | \$467/sq. ft. |



Inventory for Sale

| | |
|-----------------|----|
| One City Plaza | 8% |
| West Palm Beach | 3% |
| Palm Beach | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|-----------------|---------|
| One City Plaza | 66 days |
| West Palm Beach | 51 days |
| Palm Beach | 56 days |