

Unit 202 - Patrician (The) of Palm Beach

202 - 3450 S Ocean Blvd, South Palm Beach, FL, Palm Beach 33480

Unit Information

| | |
|-----------------|-------------------------------------|
| MLS Number: | RX-10962760 |
| Status: | Active |
| Size: | 1,052 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 0 |
| Parking Spaces: | Assigned,Guest,Vehicle Restrictions |
| View: | Garden,Intracoastal,Ocean |
| List Price: | \$364,900 |
| List PPSF: | \$347 |
| Valuated Price: | \$345,000 |
| Valuated PPSF: | \$405 |



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

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| Number of units: | 211 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 12 |
| Building inventory for sale: | 5% |
| Number of sales over the last 12 months: | 7 |
| Number of sales over the last 6 months: | 2 |
| Number of sales over the last 3 months: | 2 |

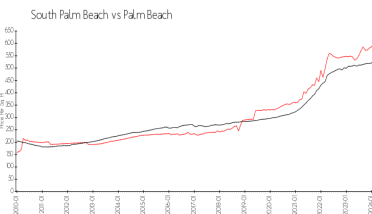
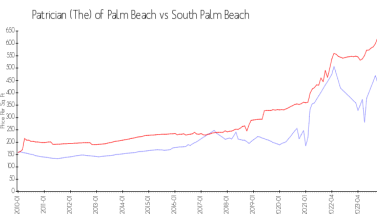
Building Association Information

Patrician The of Palm Beach
 3450 S Ocean Blvd
 Palm Beach, FL 33480
 Phone: 561-588-4313

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 311 | 1,108 sq ft | Apr 2024 | \$450,000 | \$406 |
| 324 | 1,190 sq ft | Feb 2024 | \$426,000 | \$358 |
| 3190 | 1,293 sq ft | Oct 2023 | \$440,000 | \$340 |
| 114 | 1,008 sq ft | Jul 2023 | \$299,900 | \$298 |
| 620 | 1,008 sq ft | Jun 2023 | \$375,000 | \$372 |
| 625 | 1,008 sq ft | Jun 2023 | \$320,000 | \$317 |

Market Information



| | | | |
|--------------------------------|---------------|-------------------|---------------|
| Patrician (The) of Palm Beach: | \$413/sq. ft. | South Palm Beach: | \$611/sq. ft. |
| South Palm Beach: | \$611/sq. ft. | Palm Beach: | \$475/sq. ft. |

Inventory for Sale

| | |
|-------------------------------|----|
| Patrician (The) of Palm Beach | 6% |
| South Palm Beach | 6% |
| Palm Beach | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|-------------------------------|---------|
| Patrician (The) of Palm Beach | 58 days |
| South Palm Beach | 75 days |
| Palm Beach | 56 days |