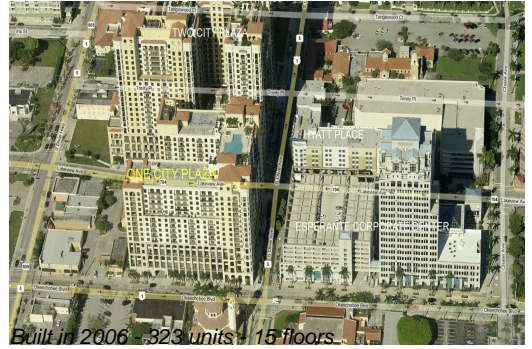


# Unit 403 - One City Plaza

403 - 801 S Olive Av, West Palm Beach, FL, Palm Beach 33401

## Unit Information

MLS Number:	RX-10964962
Status:	Active
Size:	1,082 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Assigned,Covered,Garage - Building,Guest,Under Building,Vehicle Restrictions
View:	City
List Price:	\$559,000
List PPSF:	\$517
Valuated Price:	\$500,000
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

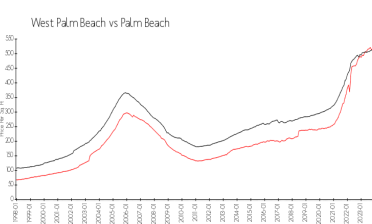
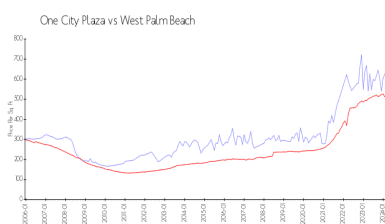
One City Plaza Condominium  
 801 S Olive Avenue West Palm Beach 33401  
 (561) 833-2980

<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