

# Unit PH 1210 - City Place Tower Residences

PH 1210 - 651 Okeechobee Blvd, West Palm Beach, FL, Palm Beach 33401

## Unit Information

MLS Number: RX-10965942  
 Status: Active  
 Size: 1,188 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 2  
 Parking Spaces: 2+ Spaces,Garage - Building  
 View:  
 List Price: \$599,900  
 List PPSF: \$505  
 Valuated Price: \$571,000  
 Valuated PPSF: \$504

*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

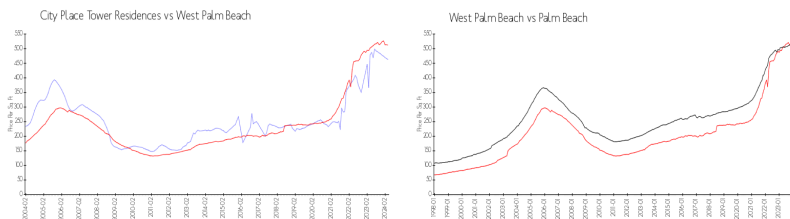
## Building Association Information

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: \$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