

# Unit 2-F - Metropolitan

2-F - 403 S Sapodilla Av, West Palm Beach, FL, Palm Beach 33401

## Unit Information

MLS Number: RX-10966595  
 Status: Active  
 Size: 1,217 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned,Covered,Garage - Building,Guest  
 View: City,Garden  
 List Price: \$540,000  
 List PPSF: \$444  
 Valuated Price: \$480,000  
 Valuated PPSF: \$396

*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.*

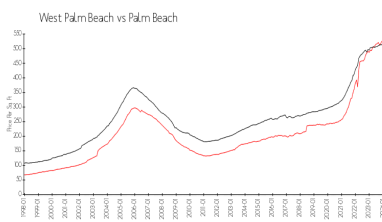
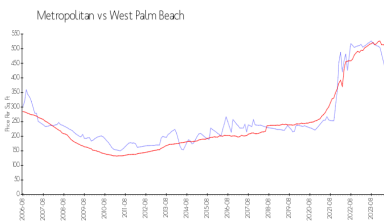
## Building Information

Number of units: 149  
 Number of active listings for rent: 1  
 Number of active listings for sale: 7  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
506	1,261 sq ft	Jan 2024	\$575,000	\$456
604	1,768 sq ft	Nov 2023	\$715,000	\$404
612	1,212 sq ft	Nov 2023	\$435,000	\$359
311	1,328 sq ft	Oct 2023	\$615,000	\$463
415	929 sq ft	Aug 2023	\$455,000	\$490

## Market Information



Metropolitan: \$433/sq. ft.  
 West Palm Beach: \$512/sq. ft.  
 West Palm Beach: \$512/sq. ft.  
 Palm Beach: \$467/sq. ft.

## Inventory for Sale

Metropolitan: 5%  
 West Palm Beach: 3%  
 Palm Beach: 3%

## Avg. Time to Close Over Last 12 Months

Metropolitan: 76 days  
 West Palm Beach: 51 days  
 Palm Beach: 56 days

