

# Unit 3-A - Clarendon

3-A - 3407 S Ocean Blvd, Highland Beach, FL, Palm Beach 33487

## Unit Information

MLS Number: RX-10970423  
 Status: Active  
 Size: 2,441 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2+ Spaces, Assigned, Covered, Garage - Building, Guest, Under Building  
 View: Ocean, Tennis  
 List Price: \$2,325,000  
 List PPSF: \$952  
 Valuated Price: \$2,503,000  
 Valuated PPSF: \$1,242

*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.*

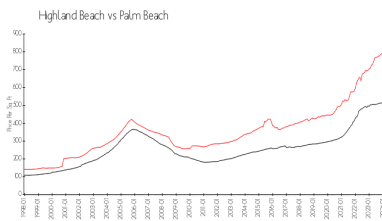
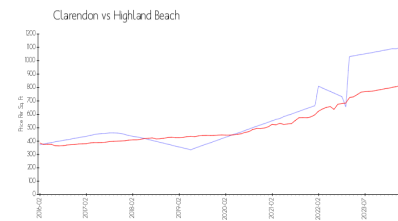
## Building Information

Number of units: 42  
 Number of active listings for rent: 0  
 Number of active listings for sale: 3  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 1  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
5B	1,999 sq ft	Mar 2024	\$1,700,000	\$850

## Market Information



Clarendon:	\$1100/sq. ft.	Highland Beach:	\$814/sq. ft.
Highland Beach:	\$814/sq. ft.	Palm Beach:	\$467/sq. ft.

## Inventory for Sale

Clarendon	7%
Highland Beach	3%
Palm Beach	3%

## Avg. Time to Close Over Last 12 Months

Clarendon	104 days
Highland Beach	68 days
Palm Beach	56 days

