

# Unit 402 - OceanTree

402 - 3400 N Ocean Dr, Singer Island, FL, Palm Beach 33404

## Unit Information

MLS Number:	RX-10970557
Status:	Active
Size:	2,103 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Assigned, Garage - Building, Guest
View:	Garden, Ocean, Pool
List Price:	\$1,200,000
List PPSF:	\$571
Valuated Price:	\$879,000
Valuated PPSF:	\$529

*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:	146
Number of active listings for rent:	7
Number of active listings for sale:	11
Building inventory for sale:	7%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

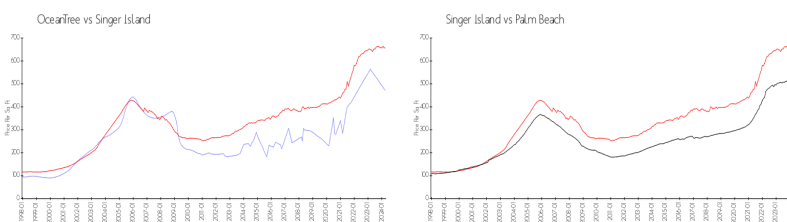
## Building Association Information

Ocean Tree Condominium Association  
 3400 N Ocean Drive Apartment 107  
 West Palm Beach, FL 33404-3201  
 (561) 845-6050

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
506	1,479 sq ft	Aug 2023	\$720,000	\$487

## Market Information



OceanTree:	\$471/sq. ft.	Singer Island:	\$656/sq. ft.
Singer Island:	\$656/sq. ft.	Palm Beach:	\$468/sq. ft.

## Inventory for Sale

OceanTree	8%
Singer Island	4%
Palm Beach	3%

## Avg. Time to Close Over Last 12 Months

OceanTree	92 days
Singer Island	78 days



Palm Beach

56 days