

# Unit 1604 - Lands of the President 2

1604 - 2000 Presidential Wy, West Palm Beach, FL, Palm Beach 33401

## Unit Information

MLS Number: RX-10971115  
 Status: Active  
 Size: 1,707 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 2+ Spaces, Assigned, Carport - Attached, Guest, Open  
 View: Golf  
 List Price: \$435,000  
 List PPSF: \$255  
 Valuated Price: \$352,000  
 Valuated PPSF: \$235

*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: 114  
 Number of active listings for rent: 3  
 Number of active listings for sale: 14  
 Building inventory for sale: 12%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

## Building Association Information

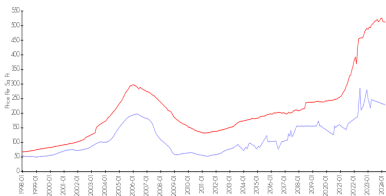
Lands Of The President 2 Condominium Association Inc  
 Washington Tower  
 2000 Presidential Way  
 West Palm Beach, FL33401-1515  
 (561) 689-9245

## Recent Sales

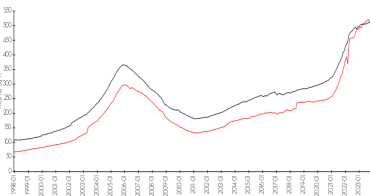
Unit #	Size	Closing Date	Sale Price	PPSF
805	1,395 sq ft	Mar 2024	\$350,000	\$251
902	890 sq ft	Jul 2023	\$169,000	\$190

## Market Information

Lands of the President 2 vs West Palm Beach



West Palm Beach vs Palm Beach



Lands of the President 2:	\$228/sq. ft.	West Palm Beach:	\$512/sq. ft.
West Palm Beach:	\$512/sq. ft.	Palm Beach:	\$467/sq. ft.

## Inventory for Sale

Lands of the President 2: 12%  
 West Palm Beach: 3%  
 Palm Beach: 3%



## **Avg. Time to Close Over Last 12 Months**

Lands of the President 2	n/a
West Palm Beach	51 days
Palm Beach	56 days