

Unit 311 - Two City Plaza

311 - 701 S Olive Av, West Palm Beach, FL, Palm Beach 33401

Unit Information

| | |
|-----------------|--------------------------|
| MLS Number: | RX-10971465 |
| Status: | Active |
| Size: | 2,117 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 1 |
| Parking Spaces: | Garage - Building, Guest |
| View: | City |
| List Price: | \$1,598,000 |
| List PPSF: | \$755 |
| Valuated Price: | \$1,807,000 |
| Valuated PPSF: | \$854 |

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.

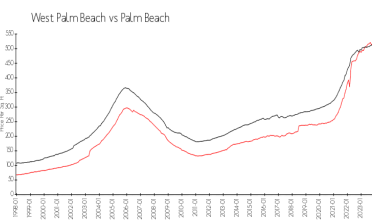
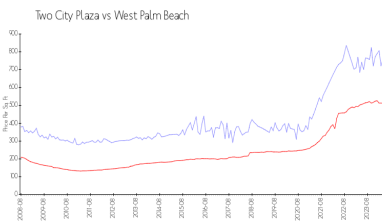
Building Information

| | |
|--|-----|
| Number of units: | 448 |
| Number of active listings for rent: | 5 |
| Number of active listings for sale: | 15 |
| Building inventory for sale: | 3% |
| Number of sales over the last 12 months: | 26 |
| Number of sales over the last 6 months: | 14 |
| Number of sales over the last 3 months: | 8 |

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|---------|
| 206 | 1,020 sq ft | Apr 2024 | \$600,000 | \$588 |
| 720 | 1,476 sq ft | Apr 2024 | \$1,200,000 | \$813 |
| 921 | 1,476 sq ft | Apr 2024 | \$1,160,000 | \$786 |
| 1813 | 1,867 sq ft | Apr 2024 | \$2,100,000 | \$1,125 |
| 314 | 2,117 sq ft | Mar 2024 | \$1,475,000 | \$697 |
| 516 | 1,476 sq ft | Mar 2024 | \$1,100,000 | \$745 |

Market Information



Two City Plaza: \$759/sq. ft.
West Palm Beach: \$512/sq. ft.

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

Inventory for Sale

| | |
|-----------------|----|
| Two City Plaza | 3% |
| West Palm Beach | 3% |
| Palm Beach | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|-----------------|---------|
| Two City Plaza | 75 days |
| West Palm Beach | 51 days |
| Palm Beach | 56 days |

