

# Unit 433 - One City Plaza

433 - 801 S Olive Av, West Palm Beach, FL, Palm Beach 33401

## Unit Information

MLS Number: RX-10973492  
 Status: Active  
 Size: 1,071 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: Assigned,Covered,Garage - Building,Guest,Vehicle Restrictions  
 View: City  
 List Price: \$459,000  
 List PPSF: \$429  
 Valuated Price: \$571,000  
 Valuated PPSF: \$533

*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: 323  
 Number of active listings for rent: 11  
 Number of active listings for sale: 26  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 26  
 Number of sales over the last 6 months: 15  
 Number of sales over the last 3 months: 4

## Building Association Information

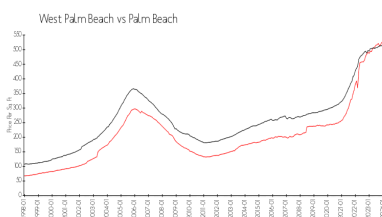
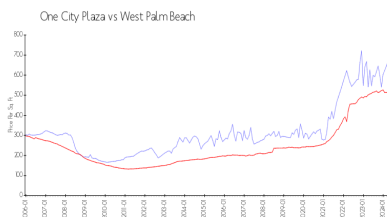
One City Plaza Condominium  
 801 S Olive Avenue West Palm Beach 33401  
 (561) 833-2980

<http://www.onecityplaza.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1606	1,605 sq ft	Apr 2024	\$1,650,000	\$1,028
1602	1,600 sq ft	Apr 2024	\$1,300,000	\$813
714	1,433 sq ft	Apr 2024	\$760,000	\$530
236	1,450 sq ft	Apr 2024	\$585,000	\$403
1203	1,509 sq ft	Jan 2024	\$1,300,000	\$861
1605	2,062 sq ft	Jan 2024	\$2,350,000	\$1,140
1113	1,020 sq ft	Jan 2024	\$499,000	\$489
1027	876 sq ft	Jan 2024	\$435,000	\$497
1014	1,200 sq ft	Jan 2024	\$680,000	\$567
603	1,861 sq ft	Jan 2024	\$890,000	\$478

## Market Information



One City Plaza: \$668/sq. ft.  
 West Palm Beach: \$512/sq. ft.

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 Palm Beach: \$467/sq. ft.



## Inventory for Sale

One City Plaza	8%
West Palm Beach	3%
Palm Beach	3%

## Avg. Time to Close Over Last 12 Months

One City Plaza	66 days
West Palm Beach	51 days
Palm Beach	56 days