

Unit 2303B - 2700 North Ocean (Ritz Carlton Residences)

2303B - 2700 N Ocean Dr, Singer Island, FL, Palm Beach 33404

Unit Information

MLS Number: RX-10974069
 Status: Active
 Size: 2,855 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 0
 Parking Spaces: 2+ Spaces, Assigned, Covered, Garage - Building, Under Building
 View: Intracoastal, Ocean, Pool
 List Price: \$2,875,000
 List PPSF: \$1,007
 Valuated Price: \$2,446,000
 Valuated PPSF: \$1,048

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: 242
 Number of active listings for rent: 14
 Number of active listings for sale: 4
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 8
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 0

Building Association Information

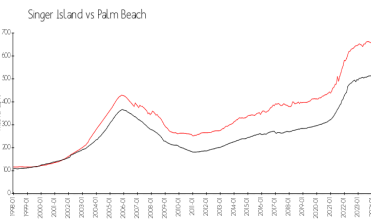
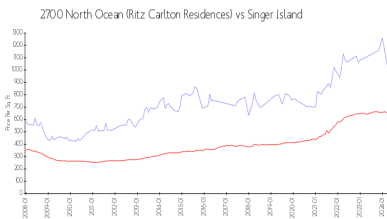
The Ritz-Carlton Residences
 2700 North Ocean Drive, Singer Island-Riviera Beach, FL 33404
 561-259-2700

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1604b	1,920 sq ft	Jan 2024	\$2,455,000	\$1,279
1405b	2,510 sq ft	Nov 2023	\$2,400,000	\$956
1103b	2,335 sq ft	Nov 2023	\$2,599,000	\$1,113
1804a	3,605 sq ft	Nov 2023	\$3,900,000	\$1,082
1004A	3,605 sq ft	Oct 2023	\$3,975,000	\$1,103

Market Information



2700 North Ocean (Ritz Carlton Residences):	\$1005/sq. ft.	Singer Island:	\$656/sq. ft.
Singer Island:	\$656/sq. ft.	Palm Beach:	\$467/sq. ft.



Built in 2008 - 242 units - 26 floors

Inventory for Sale

2700 North Ocean (Ritz Carlton Residences)	2%
Singer Island	4%
Palm Beach	3%

Avg. Time to Close Over Last 12 Months

2700 North Ocean (Ritz Carlton Residences)	79 days
Singer Island	78 days
Palm Beach	56 days