

Unit 301 - Aberdeen Arms

301 - 4750 S Ocean Blvd, Highland Beach, FL, Palm Beach 33487

Unit Information

MLS Number: RX-10975695
 Status: Active
 Size: 1,508 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 2+ Spaces,Assigned,Covered,Under Building
 View: Intracoastal,Marina
 List Price: \$1,000,000
 List PPSF: \$663
 Valuated Price: \$685,000
 Valuated PPSF: \$485

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: 115
 Number of active listings for rent: 0
 Number of active listings for sale: 4
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 1

Building Association Information

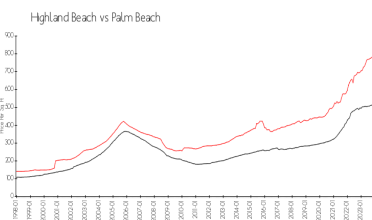
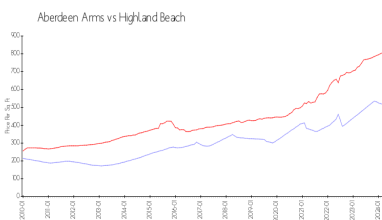
Aberdeen Arms Association
 4750 South Ocean Boulevard Apartment 305
 Highland Beach, FL 33487
 Phone: (561) 395-0949

<http://www.aberdeenarms.net>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
310	1,532 sq ft	Mar 2024	\$970,000	\$633
309	1,532 sq ft	Dec 2023	\$970,000	\$633
501	1,412 sq ft	Dec 2023	\$730,000	\$517
Ph1	1,412 sq ft	Nov 2023	\$770,000	\$545
911	1,412 sq ft	May 2023	\$665,000	\$471

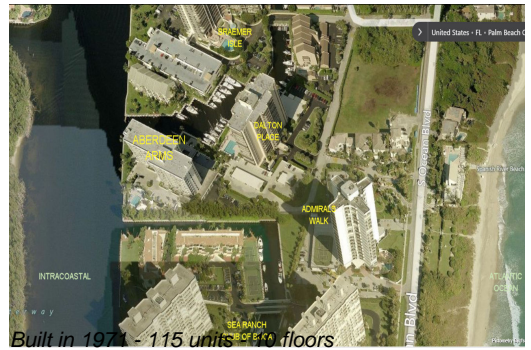
Market Information



Aberdeen Arms: \$511/sq. ft.
 Highland Beach: \$814/sq. ft.
 Highland Beach: \$814/sq. ft.
 Palm Beach: \$467/sq. ft.

Inventory for Sale

Aberdeen Arms 3%



Highland Beach	3%
Palm Beach	3%

Avg. Time to Close Over Last 12 Months

Aberdeen Arms	80 days
Highland Beach	68 days
Palm Beach	56 days