

# Unit 1706 - Lands of the President 7

1706 - 2425 Presidential Wy, West Palm Beach, FL, Palm Beach 33401

## Unit Information

MLS Number: RX-10975802  
 Status: Active  
 Size: 1,429 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 2+ Spaces, Assigned, Covered, Drive - Circular, Guest, Open, Vehicle Restrictions  
 View: City, Garden, Golf, Pond  
 List Price: \$399,000  
 List PPSF: \$279  
 Valuated Price: \$270,000  
 Valuated PPSF: \$209

*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: 4  
 Number of active listings for sale: 14  
 Building inventory for sale: 12%  
 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: 2

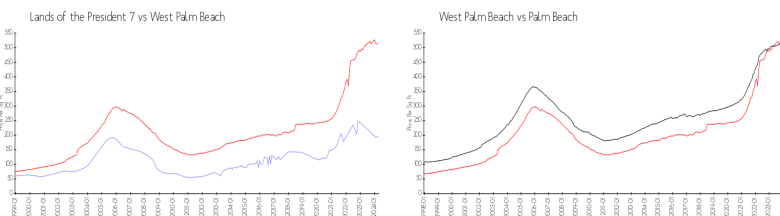
## Building Association Information

Lands Of Prsdent Condo 7 Assoc  
 2425 Presidential Way  
 West Palm Beach, FL33401-1322  
 (561) 684-0052

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
704	1,499 sq ft	Mar 2024	\$190,000	\$127
705	898 sq ft	Feb 2024	\$165,000	\$184
304	1,294 sq ft	Nov 2023	\$193,000	\$149
1906	1,294 sq ft	Jul 2023	\$240,000	\$185
504	1,294 sq ft	Jun 2023	\$198,000	\$153

## Market Information



Lands of the President 7: \$198/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 7: 12%  
 West Palm Beach: 3%  
 Palm Beach: 3%



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

Lands of the President 7	81 days
West Palm Beach	51 days
Palm Beach	56 days