

# 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:	2
Number of sales over the last 3 months:	1

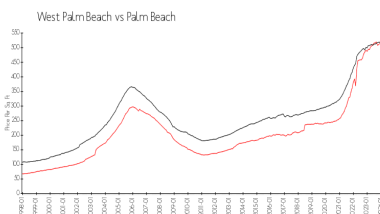
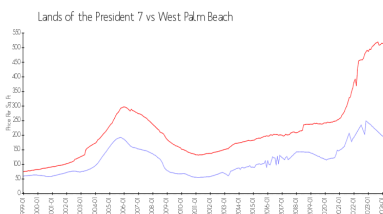
## Building Association Information

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:	\$511/sq. ft.
West Palm Beach:	\$511/sq. ft.	Palm Beach:	\$475/sq. ft.

## Inventory for Sale

Lands of the President 7	12%
West Palm Beach	4%
Palm Beach	3%



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

Lands of the President 7	81 days
West Palm Beach	52 days
Palm Beach	56 days