

# Unit LPH-12 - City Place South Tower

LPH-12 - 550 Okeechobee Blvd, West Palm Beach, FL, Palm Beach 33401

## Unit Information

MLS Number:	RX-10976903
Status:	Active
Size:	755 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Assigned,Garage - Building
View:	City
List Price:	\$510,000
List PPSF:	\$675
Valuated Price:	\$389,000
Valuated PPSF:	\$515

*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

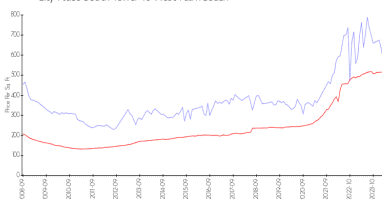
Number of units:	421
Number of active listings for rent:	9
Number of active listings for sale:	32
Building inventory for sale:	7%
Number of sales over the last 12 months:	22
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	4

## Recent Sales

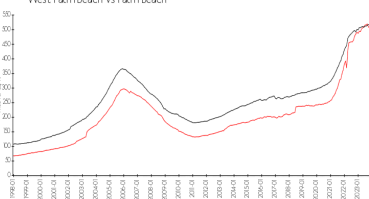
Unit #	Size	Closing Date	Sale Price	PPSF
1603	1,120 sq ft	Apr 2024	\$699,000	\$624
1711	1,694 sq ft	Feb 2024	\$975,000	\$576
Mph-17	1,335 sq ft	Feb 2024	\$899,000	\$673
Mph-14	870 sq ft	Feb 2024	\$490,000	\$563
Mph-01	2,111 sq ft	Jan 2024	\$1,925,000	\$912
1007	1,335 sq ft	Jan 2024	\$757,000	\$567
1115	1,205 sq ft	Jan 2024	\$760,000	\$631

## Market Information

City Place South Tower vs West Palm Beach



West Palm Beach vs Palm Beach



City Place South Tower:	\$536/sq. ft.	West Palm Beach:	\$511/sq. ft.
West Palm Beach:	\$511/sq. ft.	Palm Beach:	\$475/sq. ft.

## Inventory for Sale

City Place South Tower	8%
West Palm Beach	4%
Palm Beach	3%

## Avg. Time to Close Over Last 12 Months

City Place South Tower	79 days
West Palm Beach	52 days
Palm Beach	56 days

