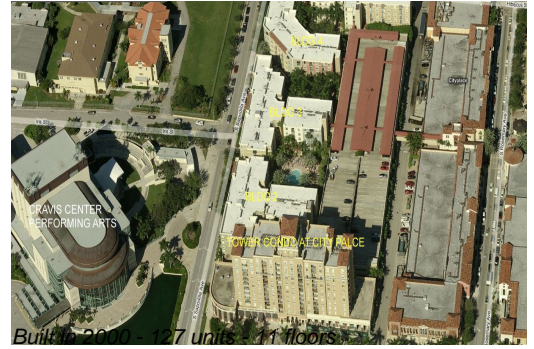


Unit 211 - City Place Tower Residences

211 - 651 Okeechobee Blvd, West Palm Beach, FL, Palm Beach 33401

Unit Information

MLS Number:	RX-10978362
Status:	Active Under Contract
Size:	1,075 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Garage - Detached, Guest
View:	City
List Price:	\$475,000
List PPSF:	\$442
Valuated Price:	\$554,000
Valuated PPSF:	\$457



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:	127
Number of active listings for rent:	8
Number of active listings for sale:	9
Building inventory for sale:	7%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

Building Association Information

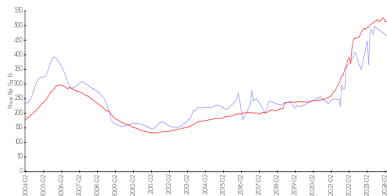
Courtyards In City Place Condominium Assoc 720 Sapodilla Avenue
West Palm Beach, FL33401
(561) 655-3512

Recent Sales

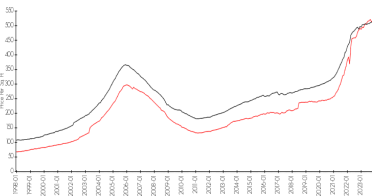
Unit #	Size	Closing Date	Sale Price	PPSF
801	1,155 sq ft	Apr 2024	\$560,000	\$485
1207	705 sq ft	Feb 2024	\$359,500	\$510
407	705 sq ft	Sep 2023	\$320,000	\$454
311	1,100 sq ft	Aug 2023	\$445,000	\$405
907	747 sq ft	Aug 2023	\$365,000	\$489

Market Information

City Place Tower Residences vs West Palm Beach



West Palm Beach vs Palm Beach



City Place Tower Residences:	\$462/sq. ft.	West Palm Beach:	\$512/sq. ft.
West Palm Beach:	\$512/sq. ft.	Palm Beach:	\$467/sq. ft.

Inventory for Sale

City Place Tower Residences	7%
West Palm Beach	3%
Palm Beach	3%

Avg. Time to Close Over Last 12 Months

City Place Tower Residences	74 days
West Palm Beach	51 days
Palm Beach	56 days