

# Unit 318 - Patrician (The) of Palm Beach

318 - 3450 S Ocean Blvd, South Palm Beach, FL, Palm Beach 33480

## Unit Information

MLS Number: RX-10979615  
 Status: Active  
 Size: 1,277 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned  
 View: Ocean  
 List Price: \$550,000  
 List PPSF: \$431  
 Valuated Price: \$481,000  
 Valuated PPSF: \$372

*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: 211  
 Number of active listings for rent: 0  
 Number of active listings for sale: 13  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 2

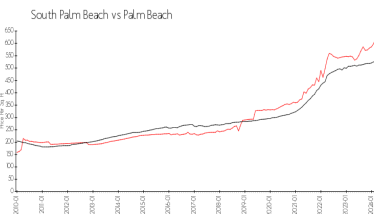
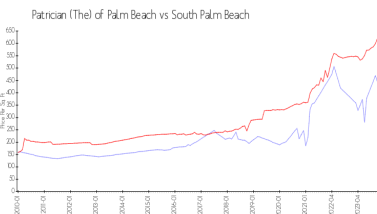
## Building Association Information

Patrician The of Palm Beach  
 3450 S Ocean Blvd  
 Palm Beach, FL 33480  
 Phone: 561-588-4313

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
311	1,108 sq ft	Apr 2024	\$450,000	\$406
324	1,190 sq ft	Feb 2024	\$426,000	\$358
3190	1,293 sq ft	Oct 2023	\$440,000	\$340
114	1,008 sq ft	Jul 2023	\$299,900	\$298
620	1,008 sq ft	Jun 2023	\$375,000	\$372
625	1,008 sq ft	Jun 2023	\$320,000	\$317

## Market Information



Patrician (The) of Palm Beach: \$413/sq. ft.  
 South Palm Beach: \$611/sq. ft.

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 Palm Beach: \$475/sq. ft.

## Inventory for Sale

Patrician (The) of Palm Beach: 6%  
 South Palm Beach: 6%  
 Palm Beach: 3%



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

Patrician (The) of Palm Beach	58 days
South Palm Beach	75 days
Palm Beach	56 days