

# Unit 601 - La Fontana

601 - 2800 N Flagler dr, West Palm Beach, FL, Palm Beach 33407

## Unit Information

|                 |                   |
|-----------------|-------------------|
| MLS Number:     | RX-10979703       |
| Status:         | Active            |
| Size:           | 885 Sq ft.        |
| Bedrooms:       | 1                 |
| Full Bathrooms: | 1                 |
| Half Bathrooms: | 0                 |
| Parking Spaces: | Assigned          |
| View:           | Intracoastal,Pool |
| List Price:     | \$420,000         |
| List PPSF:      | \$475             |
| Valuated Price: | \$372,000         |
| Valuated PPSF:  | \$433             |

*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:                         | 138 |
| Number of active listings for rent:      | 7   |
| Number of active listings for sale:      | 7   |
| Building inventory for sale:             | 5%  |
| Number of sales over the last 12 months: | 4   |
| Number of sales over the last 6 months:  | 3   |
| Number of sales over the last 3 months:  | 1   |

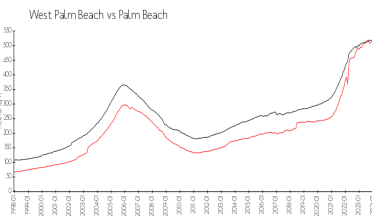
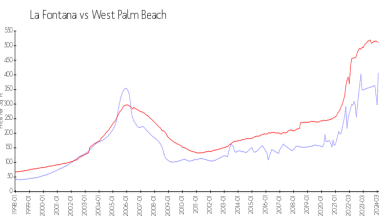
## Building Association Information

La Fontana Co-Op Apartments  
 2800 N Flagler Dr, West Palm Beach,  
 FL 33407  
 (561) 833-0834

## Recent Sales

| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
| 612    | 804 sq ft | Mar 2024     | \$185,000  | \$230 |
| 413    | 679 sq ft | Jan 2024     | \$183,888  | \$271 |
| 414    | 820 sq ft | Dec 2023     | \$200,000  | \$244 |

## Market Information



|                  |               |                  |               |
|------------------|---------------|------------------|---------------|
| La Fontana:      | \$407/sq. ft. | West Palm Beach: | \$511/sq. ft. |
| West Palm Beach: | \$511/sq. ft. | Palm Beach:      | \$475/sq. ft. |

## Inventory for Sale

|                 |    |
|-----------------|----|
| La Fontana      | 5% |
| West Palm Beach | 4% |
| Palm Beach      | 3% |

## Avg. Time to Close Over Last 12 Months



La Fontana  
West Palm Beach  
Palm Beach

105 days  
52 days  
56 days