

Unit 1604 - One City Plaza

1604 - 801 S Olive Av, West Palm Beach, FL, Palm Beach 33401

Unit Information

| | |
|-----------------|--|
| MLS Number: | RX-10980984 |
| Status: | Active |
| Size: | 1,475 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 2+ Spaces, Assigned, Garage - Building, Under Building |
| View: | City, Intracoastal, Ocean |
| List Price: | \$1,770,000 |
| List PPSF: | \$1,200 |
| Valuated Price: | \$1,206,000 |
| Valuated PPSF: | \$818 |

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

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|--|-----|
| Number of units: | 323 |
| Number of active listings for rent: | 11 |
| Number of active listings for sale: | 29 |
| Building inventory for sale: | 8% |
| Number of sales over the last 12 months: | 22 |
| Number of sales over the last 6 months: | 14 |
| Number of sales over the last 3 months: | 5 |

Building Association Information

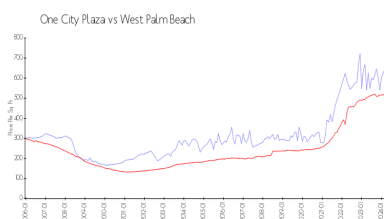
One City Plaza Condominium
801 S Olive Avenue West Palm Beach 33401
(561) 833-2980

<http://www.onecityplaza.com/>

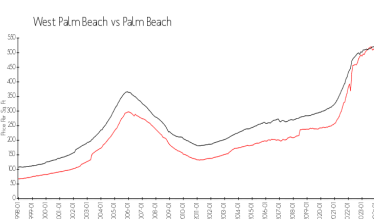
Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|---------|
| 1001 | 1,277 sq ft | May 2024 | \$950,000 | \$744 |
| 1606 | 1,605 sq ft | Apr 2024 | \$1,650,000 | \$1,028 |
| 1602 | 1,600 sq ft | Apr 2024 | \$1,300,000 | \$813 |
| 714 | 1,433 sq ft | Apr 2024 | \$760,000 | \$530 |
| 236 | 1,450 sq ft | Apr 2024 | \$585,000 | \$403 |

Market Information



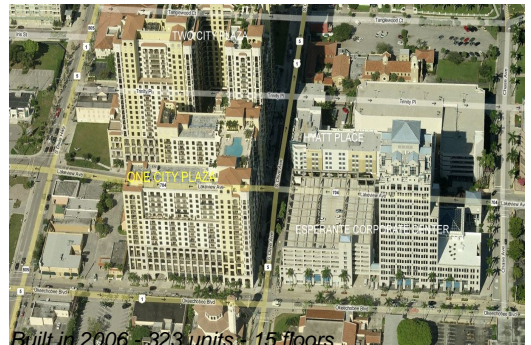
One City Plaza: \$627/sq. ft.
West Palm Beach: \$515/sq. ft.



West Palm Beach: \$515/sq. ft.
Palm Beach: \$476/sq. ft.

Inventory for Sale

| | |
|-----------------|----|
| One City Plaza | 9% |
| West Palm Beach | 4% |



| | |
|------------|----|
| Palm Beach | 3% |
|------------|----|

Avg. Time to Close Over Last 12 Months

| | |
|-----------------|---------|
| One City Plaza | 63 days |
| West Palm Beach | 53 days |
| Palm Beach | 57 days |