

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: \$1,285,000
 Valuated PPSF: \$871

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: 323
 Number of active listings for rent: 11
 Number of active listings for sale: 27
 Building inventory for sale: 8%
 Number of sales over the last 12 months: 23
 Number of sales over the last 6 months: 14
 Number of sales over the last 3 months: 4

Building Association Information

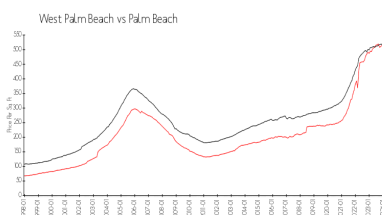
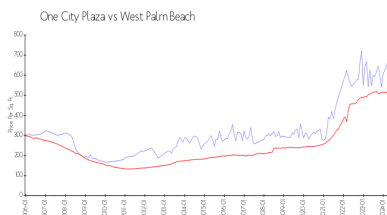
One City Plaza Condominium
 801 S Olive Avenue West Palm Beach 33401
 (561) 833-2980

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

Recent Sales

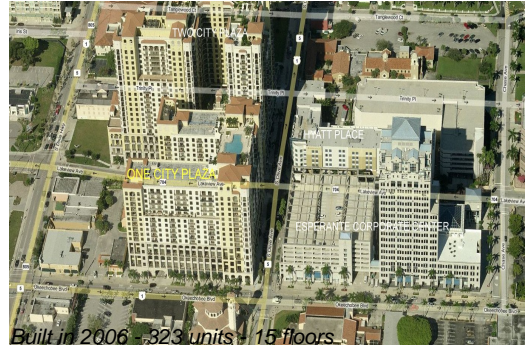
Unit #	Size	Closing Date	Sale Price	PPSF
1606	1,605 sq ft	Apr 2024	\$1,650,000	\$1,028
1602	1,600 sq ft	Apr 2024	\$1,300,000	\$813
714	1,433 sq ft	Apr 2024	\$760,000	\$530
236	1,450 sq ft	Apr 2024	\$585,000	\$403
1203	1,509 sq ft	Jan 2024	\$1,300,000	\$861
1605	2,062 sq ft	Jan 2024	\$2,350,000	\$1,140
1113	1,020 sq ft	Jan 2024	\$499,000	\$489
1027	876 sq ft	Jan 2024	\$435,000	\$497
1014	1,200 sq ft	Jan 2024	\$680,000	\$567
603	1,861 sq ft	Jan 2024	\$890,000	\$478

Market Information



One City Plaza: \$668/sq. ft.
 West Palm Beach: \$511/sq. ft.

West Palm Beach: \$511/sq. ft.
 Palm Beach: \$475/sq. ft.



Inventory for Sale

One City Plaza	8%
West Palm Beach	4%
Palm Beach	3%

Avg. Time to Close Over Last 12 Months

One City Plaza	66 days
West Palm Beach	52 days
Palm Beach	56 days