

Unit 1408 - City Place South Tower

1408 - 550 Okeechobee Blvd, West Palm Beach, FL, Palm Beach 33401

Unit Information

MLS Number: RX-10982562
 Status: Active
 Size: 1,335 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned,Covered,Garage - Building,Guest
 View: City
 List Price: \$749,000
 List PPSF: \$561
 Valuated Price: \$618,000
 Valuated PPSF: \$552

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

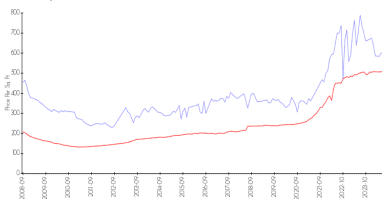
Number of units: 421
 Number of active listings for rent: 9
 Number of active listings for sale: 19
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 18
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 4

Recent Sales

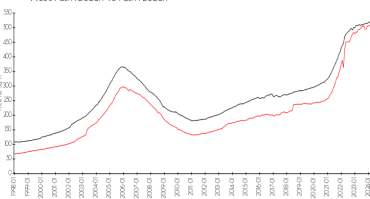
Unit #	Size	Closing Date	Sale Price	PPSF
404	1,120 sq ft	Aug 2024	\$530,000	\$473
301	1,873 sq ft	Aug 2024	\$750,000	\$400
1710	1,968 sq ft	Jun 2024	\$950,000	\$483
322	2,111 sq ft	Jun 2024	\$970,000	\$459
1706	1,120 sq ft	May 2024	\$635,000	\$567
1817	1,120 sq ft	May 2024	\$830,000	\$741

Market Information

City Place South Tower vs West Palm Beach



West Palm Beach vs Palm Beach



City Place South Tower: \$603/sq. ft.
 West Palm Beach: \$505/sq. ft.

West Palm Beach: \$505/sq. ft.
 Palm Beach: \$476/sq. ft.

Inventory for Sale

City Place South Tower: 5%
 West Palm Beach: 4%
 Palm Beach: 3%

Avg. Time to Close Over Last 12 Months

City Place South Tower: 87 days
 West Palm Beach: 55 days
 Palm Beach: 59 days

