

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

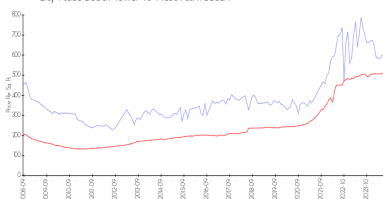
Number of units:	421
Number of active listings for rent:	9
Number of active listings for sale:	20
Building inventory for sale:	4%
Number of sales over the last 12 months:	18
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	4

Recent Sales

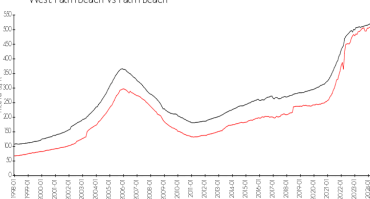
Unit #	Size	Closing Date	Sale Price	PPSF
404	1,120 sq ft	Aug 2024	\$530,000	\$473
301	1,873 sq ft	Aug 2024	\$750,000	\$400
1710	1,968 sq ft	Jun 2024	\$950,000	\$483
322	2,111 sq ft	Jun 2024	\$970,000	\$459
1706	1,120 sq ft	May 2024	\$635,000	\$567
1817	1,120 sq ft	May 2024	\$830,000	\$741

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: \$474/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	56 days
Palm Beach	59 days

