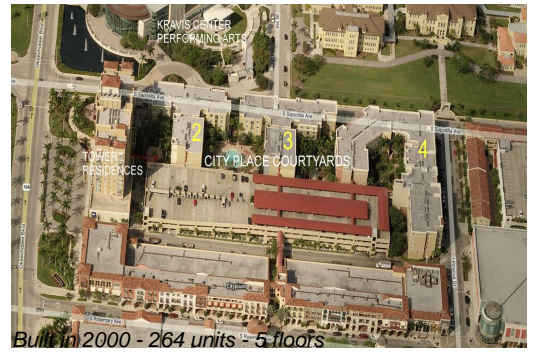


# Unit 316 - 4A - City Place Courtyards

316 - 4A - 630 S Sopadilla Ave, West Palm Beach, FL, Palm Beach 33401

## Unit Information

MLS Number:	RX-10982615
Status:	Active
Size:	1,140 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned,Covered,Garage - Building,Guest
View:	Garden
List Price:	\$530,000
List PPSF:	\$465
Valuated Price:	\$531,000
Valuated PPSF:	\$466



*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:	264
Number of active listings for rent:	20
Number of active listings for sale:	12
Building inventory for sale:	4%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

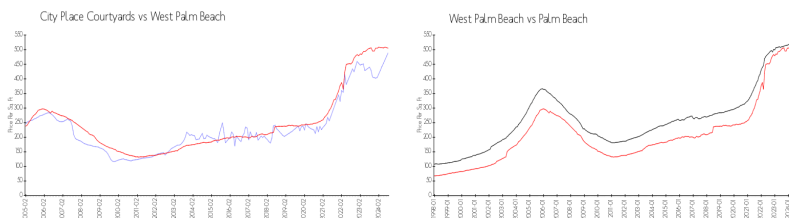
## Building Association Information

Courtyards In City Place Condominium Assoc 720 Sapodilla Avenue  
West Palm Beach, FL33401  
(561) 655-3512

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
412	756 sq ft	Aug 2024	\$390,000	\$516
405	800 sq ft	Aug 2024	\$340,000	\$425
117	1,266 sq ft	Jun 2024	\$457,500	\$361
322	1,120 sq ft	Mar 2024	\$450,000	\$402
101	775 sq ft	Mar 2024	\$300,000	\$387

## Market Information



City Place Courtyards:	\$489/sq. ft.	West Palm Beach:	\$505/sq. ft.
West Palm Beach:	\$505/sq. ft.	Palm Beach:	\$476/sq. ft.

## Inventory for Sale

City Place Courtyards	5%
West Palm Beach	4%
Palm Beach	3%

**Avg. Time to Close Over Last 12 Months**

City Place Courtyards	51 days
West Palm Beach	55 days
Palm Beach	59 days