

Unit 642 - Old Port Cove Tower West

642 - 123 Lakeshore Dr, North Palm Beach, FL, Palm Beach 33408

Unit Information

MLS Number:	RX-10984710
Status:	Active
Size:	2,159 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Carport - Attached
View:	Lake, Marina
List Price:	\$659,000
List PPSF:	\$305
Valuated Price:	\$515,000
Valuated PPSF:	\$330

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:	84
Number of active listings for rent:	0
Number of active listings for sale:	6
Building inventory for sale:	7%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	3

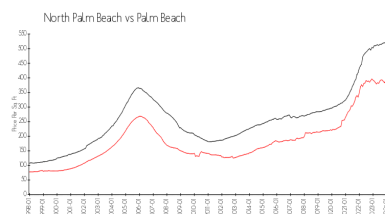
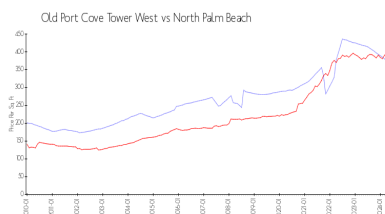
Building Association Information

Old Port Cove Corporation
1200 Us Highway No 1
North Palm Beach, FL 33408
Phone: (561) 626-1350

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
442	2,110 sq ft	May 2024	\$535,000	\$254
343	2,983 sq ft	May 2024	\$830,000	\$278
2145	2,159 sq ft	Apr 2024	\$865,000	\$401
1145	2,110 sq ft	Jul 2023	\$670,000	\$318

Market Information



Old Port Cove Tower West \$372/sq. ft.
West:
North Palm Beach: \$401/sq. ft.

North Palm Beach: \$401/sq. ft.
Palm Beach: \$474/sq. ft.

Inventory for Sale

Old Port Cove Tower West	7%
North Palm Beach	4%
Palm Beach	3%



Avg. Time to Close Over Last 12 Months

Old Port Cove Tower West	n/a
North Palm Beach	70 days
Palm Beach	57 days