

# Unit 406 - Lands of the President 3

406 - 2400 Presidential Wy, West Palm Beach, FL, Palm Beach 33401

## Unit Information

MLS Number:	RX-10985027
Status:	Active
Size:	1,496 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2+ Spaces,Covered,Open
View:	Golf,Intracoastal,Lake,Ocean
List Price:	\$349,000
List PPSF:	\$233
Valuated Price:	\$258,000
Valuated PPSF:	\$199

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:	114
Number of active listings for rent:	0
Number of active listings for sale:	15
Building inventory for sale:	13%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

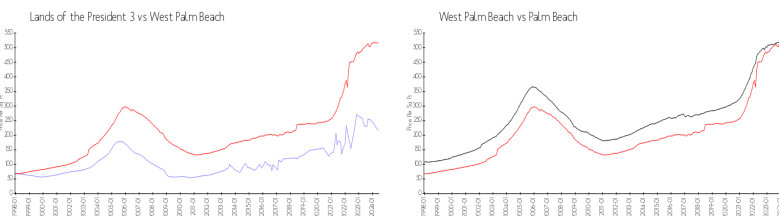
## Building Association Information

The Land Of The President Condominium Three Association Inc  
 Lincoln Tower  
 2400 Presidential Way Wa10  
 West Palm Beach, FL33401  
 (561) 686-2972

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
901	1,496 sq ft	May 2024	\$205,000	\$137
1205	898 sq ft	Apr 2024	\$150,000	\$167
1101	1,294 sq ft	Feb 2024	\$307,500	\$238
1701	1,808 sq ft	Nov 2023	\$400,000	\$221
503	1,496 sq ft	Sep 2023	\$310,000	\$207

## Market Information



Lands of the President 3:	\$215/sq. ft.	West Palm Beach:	\$516/sq. ft.
West Palm Beach:	\$516/sq. ft.	Palm Beach:	\$474/sq. ft.

## Inventory for Sale

Lands of the President 3	13%
West Palm Beach	3%
Palm Beach	3%



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

Lands of the President 3	43 days
West Palm Beach	54 days
Palm Beach	58 days