

Unit PH-57 - Old Port Cove Lake Point Tower

PH-57 - 100 Lakeshore Dr, North Palm Beach, FL, Palm Beach 33408

Unit Information

MLS Number:	RX-10985587
Status:	Active
Size:	3,200 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Garage - Building,Vehicle Restrictions,Under Building,Assigned Ocean,Pool,Lake,Lagoon,Intracoastal
View:	
List Price:	\$1,550,000
List PPSF:	\$484
Valuated Price:	\$1,540,000
Valuated PPSF:	\$582

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:	177
Number of active listings for rent:	0
Number of active listings for sale:	9
Building inventory for sale:	5%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	0

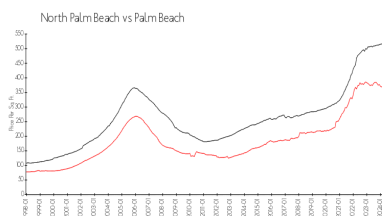
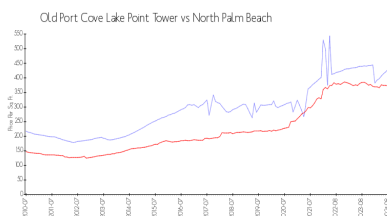
Building Association Information

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
1953	3,555 sq ft	Jun 2024	\$1,795,000	\$505
2158	3,541 sq ft	Jun 2024	\$1,750,000	\$494
353	2,865 sq ft	May 2024	\$1,350,000	\$471
1256	2,541 sq ft	Mar 2024	\$1,100,000	\$433
1051	4,296 sq ft	Mar 2024	\$2,275,000	\$530

Market Information



Old Port Cove Lake Point Tower:	\$428/sq. ft.	North Palm Beach:	\$372/sq. ft.
North Palm Beach:	\$372/sq. ft.	Palm Beach:	\$471/sq. ft.

Inventory for Sale

Old Port Cove Lake Point Tower	5%
North Palm Beach	4%
Palm Beach	3%

Avg. Time to Close Over Last 12 Months



Old Port Cove Lake Point Tower	181 days
North Palm Beach	67 days
Palm Beach	58 days