

Unit 626 - Two City Plaza

626 - 701 S Olive Av, West Palm Beach, FL, Palm Beach 33401

Unit Information

MLS Number:	RX-10986628
Status:	Active
Size:	1,373 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned,Garage - Building,Guest
View:	City
List Price:	\$995,000
List PPSF:	\$725
Valuated Price:	\$829,000
Valuated PPSF:	\$604

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.

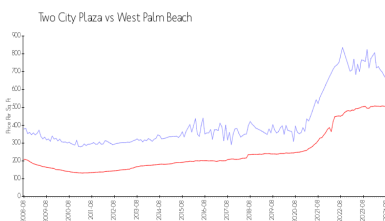
Building Information

Number of units:	448
Number of active listings for rent:	5
Number of active listings for sale:	17
Building inventory for sale:	3%
Number of sales over the last 12 months:	24
Number of sales over the last 6 months:	14
Number of sales over the last 3 months:	6

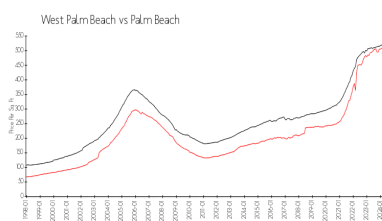
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1513	1,170 sq ft	Aug 2024	\$740,000	\$632
1605	1,170 sq ft	Aug 2024	\$605,000	\$517
509	1,508 sq ft	Jun 2024	\$1,400,000	\$928
2010	3,753 sq ft	Jun 2024	\$5,950,000	\$1,585
311	2,117 sq ft	Jun 2024	\$1,300,000	\$614
1908	1,087 sq ft	Jun 2024	\$915,000	\$842

Market Information



Two City Plaza: \$662/sq. ft.
West Palm Beach: \$505/sq. ft.



West Palm Beach: \$505/sq. ft.
Palm Beach: \$474/sq. ft.

Inventory for Sale

Two City Plaza	4%
West Palm Beach	4%
Palm Beach	3%

Avg. Time to Close Over Last 12 Months

Two City Plaza	90 days
West Palm Beach	56 days
Palm Beach	59 days

