

Unit 1418 - One City Plaza

1418 - 801 S Olive Av, West Palm Beach, FL, Palm Beach 33401

Unit Information

MLS Number:	RX-10986918
Status:	Active
Size:	1,264 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned,Covered,Garage - Attached,Garage - Building
View:	City
List Price:	\$799,000
List PPSF:	\$632
Valuated Price:	\$614,000
Valuated PPSF:	\$486

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:	323
Number of active listings for rent:	11
Number of active listings for sale:	27
Building inventory for sale:	8%
Number of sales over the last 12 months:	21
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	2

Building Association Information

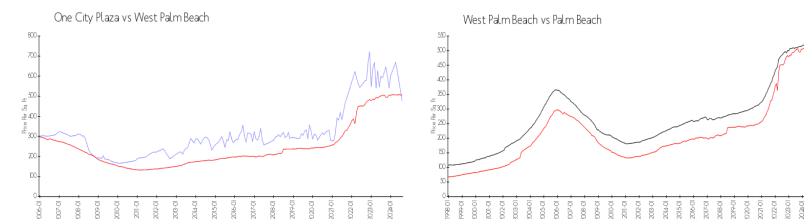
One City Plaza Condominium
801 S Olive Avenue West Palm Beach 33401
(561) 833-2980

<http://www.onecityplaza.com/>

Recent Sales

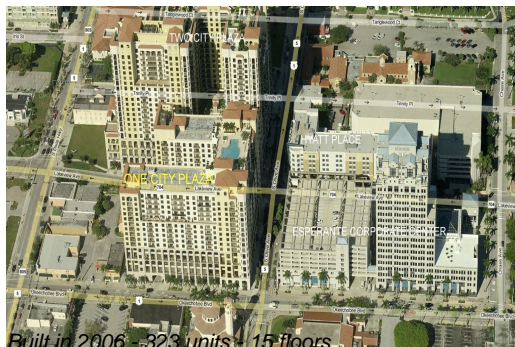
Unit #	Size	Closing Date	Sale Price	PPSF
609	1,613 sq ft	Aug 2024	\$800,000	\$496
433	1,071 sq ft	Aug 2024	\$405,000	\$378
1001	1,277 sq ft	May 2024	\$950,000	\$744
1606	1,605 sq ft	Apr 2024	\$1,650,000	\$1,028
1602	1,600 sq ft	Apr 2024	\$1,300,000	\$813
714	1,433 sq ft	Apr 2024	\$760,000	\$530
236	1,450 sq ft	Apr 2024	\$585,000	\$403

Market Information



One City Plaza:	\$479/sq. ft.	West Palm Beach:	\$505/sq. ft.
West Palm Beach:	\$505/sq. ft.	Palm Beach:	\$474/sq. ft.

Inventory for Sale



One City Plaza	8%
West Palm Beach	4%
Palm Beach	3%

Avg. Time to Close Over Last 12 Months

One City Plaza	62 days
West Palm Beach	56 days
Palm Beach	59 days