

# Unit 306B - Old Port Cove Tower 1 (A & B)

306B - 1200 Marine Wy, North Palm Beach, FL, Palm Beach 33408

## Unit Information

MLS Number:	RX-10993703
Status:	Active
Size:	1,290 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Garage - Building, Guest, Vehicle Restrictions
View:	City
List Price:	\$325,000
List PPSF:	\$252
Valuated Price:	\$228,000
Valuated PPSF:	\$189

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:	186
Number of active listings for rent:	0
Number of active listings for sale:	11
Building inventory for sale:	5%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

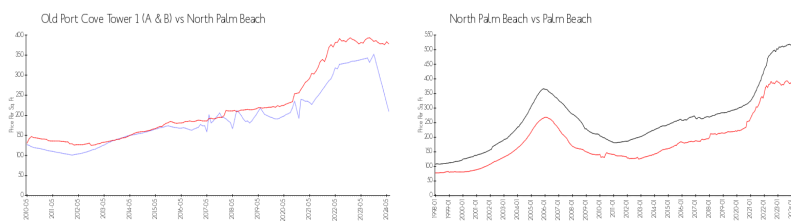
## Building Association Information

Old Port Cove Condo Association  
 115 Lakeshore Dr Apt 746  
 North Palm Beach, FL 33408  
 (561) 626-0510

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
D3	770 sq ft	Jun 2024	\$161,000	\$209
701	1,324 sq ft	Apr 2024	\$440,000	\$332
B401	1,120 sq ft	Mar 2024	\$390,000	\$348
A-901	1,120 sq ft	Mar 2024	\$460,000	\$411
G3	1,682 sq ft	Nov 2023	\$460,000	\$273
308	1,120 sq ft	Nov 2023	\$430,000	\$384

## Market Information



Old Port Cove Tower 1 (A & B):	\$210/sq. ft.	North Palm Beach:	\$378/sq. ft.
North Palm Beach:	\$378/sq. ft.	Palm Beach:	\$474/sq. ft.

## Inventory for Sale

Old Port Cove Tower 1 (A & B)	6%
North Palm Beach	4%



Palm Beach

3%

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

Old Port Cove Tower 1 (A & B)

137 days

North Palm Beach

67 days

Palm Beach

58 days