

# Unit 401A - Old Port Cove Tower 1 (A & B)

401A - 1200 Marine Wy, North Palm Beach, FL, Palm Beach 33408

## Unit Information

MLS Number:	RX-10994365
Status:	Active
Size:	1,120 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Garage - Building
View:	Intracoastal, Lake, Marina
List Price:	\$299,900
List PPSF:	\$268
Valuated Price:	\$294,000
Valuated PPSF:	\$263

*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:	10
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

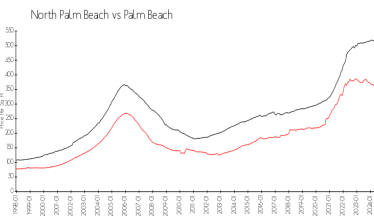
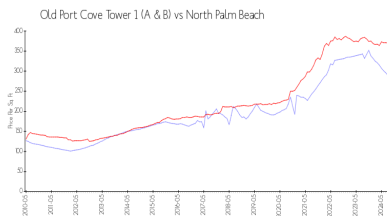
## Building Association Information

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
908	1,120 sq ft	Aug 2024	\$299,000	\$267
807	1,236 sq ft	Aug 2024	\$340,000	\$275
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

## Market Information



Old Port Cove Tower \$290/sq. ft.  
 1 (A & B):  
 North Palm Beach: \$370/sq. ft.

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 Palm Beach: \$476/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	69 days
Palm Beach	59 days