

## Unit 4-M - Ocean Towers (ex Whitehall South)

4-M - 2800 S Ocean Blvd, Boca Raton, FL, Palm Beach 33432

### Unit Information

MLS Number:	RX-10995019
Status:	Active
Size:	2,145 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2+ Spaces,Assigned,Guest
View:	
List Price:	\$2,750,000
List PPSF:	\$1,282
Valuated Price:	\$2,447,000
Valuated PPSF:	\$1,141

*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:	252
Number of active listings for rent:	0
Number of active listings for sale:	12
Building inventory for sale:	4%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

### Building Association Information

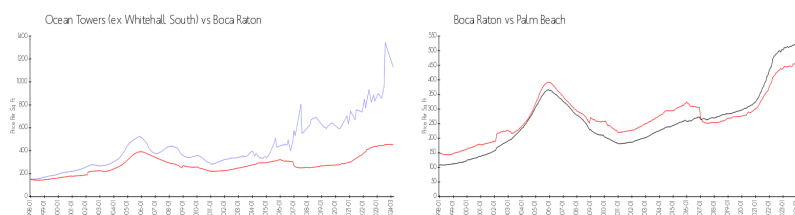
Whitehall South Condominium Association Inc  
2800 S Ocean Boulevard  
Boca Raton, FL33432-8332  
(561) 391-6371

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

### Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
20e	1,425 sq ft	May 2024	\$1,200,000	\$842
15c	1,425 sq ft	Apr 2024	\$1,145,000	\$804
19c	1,600 sq ft	Dec 2023	\$1,000,000	\$625
7-M	2,500 sq ft	Oct 2023	\$2,999,000	\$1,200
4-C	1,600 sq ft	Jul 2023	\$1,070,000	\$669
4-D	1,600 sq ft	Jul 2023	\$1,100,000	\$688
Lph-C	1,425 sq ft	Jul 2023	\$1,355,000	\$951

### Market Information



Ocean Towers (ex Whitehall South):	\$1127/sq. ft.	Boca Raton:	\$450/sq. ft.
Boca Raton:	\$450/sq. ft.	Palm Beach:	\$474/sq. ft.

### Inventory for Sale



Ocean Towers (ex Whitehall South)	5%
Boca Raton	3%
Palm Beach	3%

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

Ocean Towers (ex Whitehall South)	n/a
Boca Raton	58 days
Palm Beach	57 days