

Unit 707 - Montecito

707 - 616 Clearwater Park Dr, West Palm Beach, FL, Palm Beach 33401

Unit Information

MLS Number: RX-10996635
 Status: Active
 Size: 761 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: Garage - Building
 View: City
 List Price: \$269,000
 List PPSF: \$353
 Valuated Price: \$214,000
 Valuated PPSF: \$310

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: 9
 Number of active listings for sale: 9
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 12
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 2

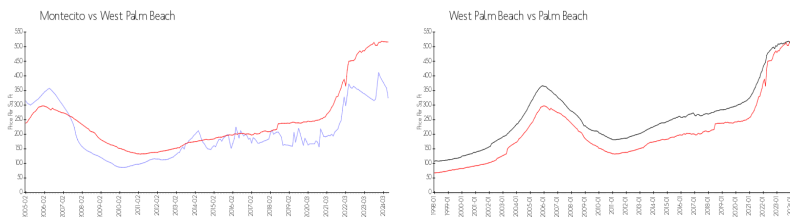
Building Association Information

Montecito Palm Beach Condominium Association 616 Clearwater Park Rd, West Palm Beach, FL 33401
 (561) 514-9800

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
303	761 sq ft	May 2024	\$250,000	\$329
613	1,130 sq ft	May 2024	\$360,000	\$319
Lp13	1,315 sq ft	Apr 2024	\$494,000	\$376
807	690 sq ft	Apr 2024	\$290,000	\$420
1109	1,112 sq ft	Mar 2024	\$350,000	\$315

Market Information

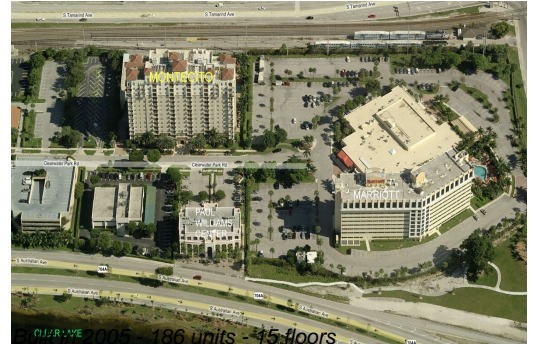


Montecito: \$325/sq. ft. West Palm Beach: \$516/sq. ft.
 West Palm Beach: \$516/sq. ft. Palm Beach: \$474/sq. ft.

Inventory for Sale

Montecito: 5%
 West Palm Beach: 3%
 Palm Beach: 3%

Avg. Time to Close Over Last 12 Months



Montecito
West Palm Beach
Palm Beach

35 days
54 days
58 days