

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:	\$213,000
Valuated PPSF:	\$309

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:	13
Building inventory for sale:	6%
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:	0

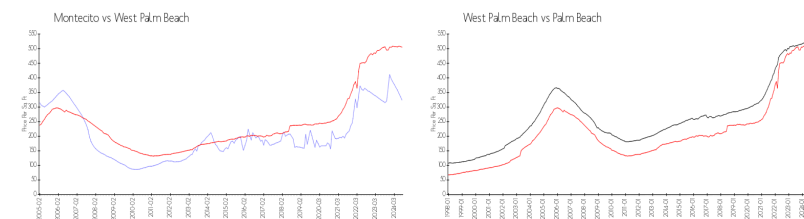
Building Association Information

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

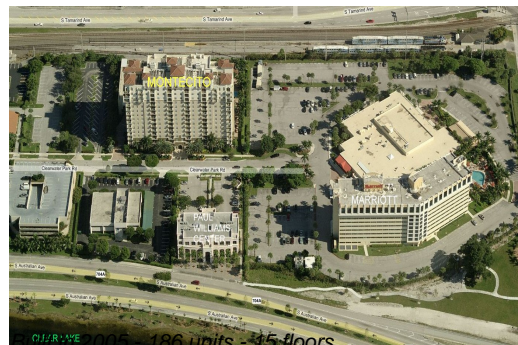


Montecito:	\$323/sq. ft.	West Palm Beach:	\$505/sq. ft.
West Palm Beach:	\$505/sq. ft.	Palm Beach:	\$474/sq. ft.

Inventory for Sale

Montecito	7%
West Palm Beach	4%
Palm Beach	3%

Avg. Time to Close Over Last 12 Months



Montecito	35 days
West Palm Beach	56 days
Palm Beach	59 days