

# Unit 321 - Patrician (The) of Palm Beach

321 - 3450 S Ocean Blvd, South Palm Beach, FL, Palm Beach 33480

## Unit Information

MLS Number:	RX-10998041
Status:	Pending
Size:	1,258 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Assigned, Guest, Vehicle Restrictions
View:	Garden, Intracoastal, Ocean
List Price:	\$359,900
List PPSF:	\$286
Valuated Price:	\$408,000
Valuated PPSF:	\$405

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:	211
Number of active listings for rent:	0
Number of active listings for sale:	15
Building inventory for sale:	7%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

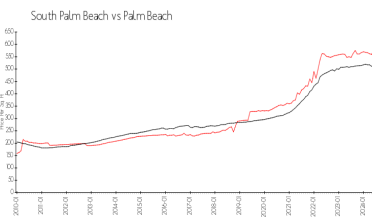
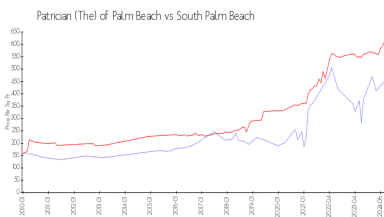
## Building Association Information

Patrician The of Palm Beach  
 3450 S Ocean Blvd  
 Palm Beach, FL 33480  
 Phone: 561-588-4313

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2220	1,670 sq ft	Aug 2024	\$670,000	\$401
311	1,108 sq ft	Apr 2024	\$450,000	\$406
324	1,190 sq ft	Feb 2024	\$426,000	\$358
3190	1,293 sq ft	Oct 2023	\$440,000	\$340

## Market Information



Patrician (The) of Palm Beach:	\$450/sq. ft.	South Palm Beach:	\$616/sq. ft.
South Palm Beach:	\$616/sq. ft.	Palm Beach:	\$476/sq. ft.

## Inventory for Sale

Patrician (The) of Palm Beach	7%
South Palm Beach	5%
Palm Beach	3%



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

Patrician (The) of Palm Beach	65 days
South Palm Beach	78 days
Palm Beach	59 days