

Unit 1901A - 2700 North Ocean (Ritz Carlton Residences)

1901A - 2700 N Ocean Dr, Singer Island, FL, Palm Beach 33404

Unit Information

| | |
|-----------------|--|
| MLS Number: | RX-10998865 |
| Status: | Active |
| Size: | 3,605 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 3 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 2+ Spaces, Assigned, Garage - Building |
| View: | Intracoastal, Ocean |
| List Price: | \$4,550,000 |
| List PPSF: | \$1,262 |
| Valuated Price: | \$4,550,000 |
| Valuated PPSF: | \$1,262 |

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

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| Number of units: | 242 |
| Number of active listings for rent: | 14 |
| Number of active listings for sale: | 5 |
| Building inventory for sale: | 2% |
| Number of sales over the last 12 months: | 11 |
| Number of sales over the last 6 months: | 4 |
| Number of sales over the last 3 months: | 4 |

Building Association Information

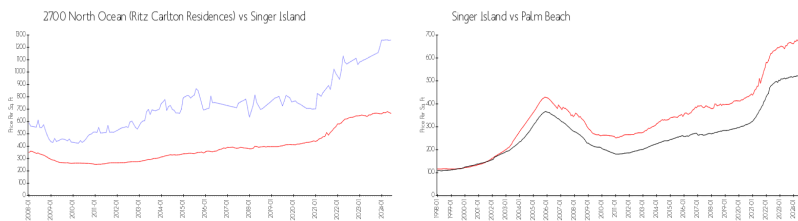
The Ritz-Carlton Residences
 2700 North Ocean Drive, Singer Island-Riviera Beach, FL 33404
 561-259-2700

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

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|---------|
| 2006B | 1,725 sq ft | Jun 2024 | \$1,620,000 | \$939 |
| 605b | 2,510 sq ft | Jun 2024 | \$1,925,000 | \$767 |
| 2205b | 2,115 sq ft | Jun 2024 | \$2,295,000 | \$1,085 |
| 2603a | 4,560 sq ft | May 2024 | \$4,790,000 | \$1,050 |
| 1604b | 1,920 sq ft | Jan 2024 | \$2,455,000 | \$1,279 |

Market Information



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|---|----------------|----------------|---------------|
| 2700 North Ocean (Ritz Carlton Residences): | \$1259/sq. ft. | Singer Island: | \$665/sq. ft. |
| Singer Island: | \$665/sq. ft. | Palm Beach: | \$474/sq. ft. |

Inventory for Sale



| | |
|--|----|
| 2700 North Ocean (Ritz Carlton Residences) | 2% |
| Singer Island | 4% |
| Palm Beach | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|--|---------|
| 2700 North Ocean (Ritz Carlton Residences) | 84 days |
| Singer Island | 83 days |
| Palm Beach | 58 days |