

# Unit 305 - 3A - City Place Courtyards

305 - 3A - 630 S Sopadilla Ave, West Palm Beach, FL, Palm Beach 33401

## Unit Information

MLS Number: RX-11000277  
 Status: Active  
 Size: 1,120 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned,Covered,Garage - Building,Guest,Street  
 View: City,Other  
 List Price: \$576,900  
 List PPSF: \$515  
 Valuated Price: \$553,000  
 Valuated PPSF: \$494

*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: 264  
 Number of active listings for rent: 20  
 Number of active listings for sale: 12  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 3

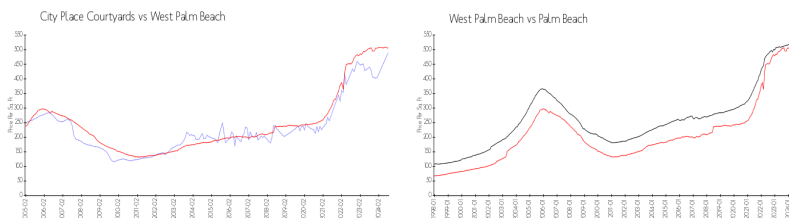
## Building Association Information

Courtyards In City Place Condominium Assoc 720 Sapodilla Avenue  
 West Palm Beach, FL33401  
 (561) 655-3512

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
412	756 sq ft	Aug 2024	\$390,000	\$516
405	800 sq ft	Aug 2024	\$340,000	\$425
117	1,266 sq ft	Jun 2024	\$457,500	\$361
322	1,120 sq ft	Mar 2024	\$450,000	\$402
101	775 sq ft	Mar 2024	\$300,000	\$387

## Market Information



City Place Courtyards: \$489/sq. ft.  
 West Palm Beach: \$505/sq. ft.  
 West Palm Beach: \$505/sq. ft.  
 Palm Beach: \$476/sq. ft.

## Inventory for Sale

City Place Courtyards: 5%  
 West Palm Beach: 4%  
 Palm Beach: 3%



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

City Place Courtyards	51 days
West Palm Beach	55 days
Palm Beach	59 days