

# Unit 423 - Villas on the Ocean

423 - 3600 N Ocean Dr, Singer Island, FL, Palm Beach 33404

## Unit Information

MLS Number: RX-11000345  
 Status: Active  
 Size: 620 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Guest, Open  
 View: Garden, Ocean  
 List Price: \$399,999  
 List PPSF: \$645  
 Valuated Price: \$307,000  
 Valuated PPSF: \$495

*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.*

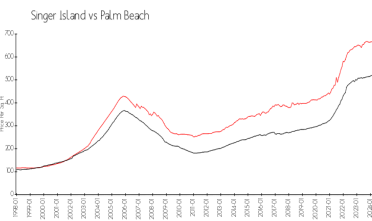
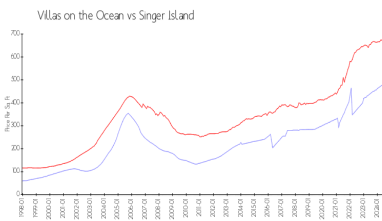
## Building Information

Number of units: 54  
 Number of active listings for rent: 0  
 Number of active listings for sale: 7  
 Building inventory for sale: 12%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

## Recent Sales

| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
| 121    | 620 sq ft | Dec 2023     | \$190,000  | \$306 |
| 101    | 620 sq ft | Oct 2023     | \$220,000  | \$355 |

## Market Information



Villas on the Ocean: \$486/sq. ft.      Singer Island: \$674/sq. ft.  
 Singer Island: \$674/sq. ft.      Palm Beach: \$476/sq. ft.

## Inventory for Sale

Villas on the Ocean: 13%  
 Singer Island: 4%  
 Palm Beach: 3%

## Avg. Time to Close Over Last 12 Months

Villas on the Ocean: 48 days  
 Singer Island: 83 days  
 Palm Beach: 59 days

