

# Unit PH29 - 4A - City Place Courtyards

PH29 - 4A - 630 S Sapodilla Ave, West Palm Beach, FL, Palm Beach 33401

## Unit Information

MLS Number: RX-11000939  
 Status: Active  
 Size: 756 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces:  
 View: City  
 List Price: \$445,000  
 List PPSF: \$589  
 Valuated Price: \$309,000  
 Valuated PPSF: \$409

*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: 11  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

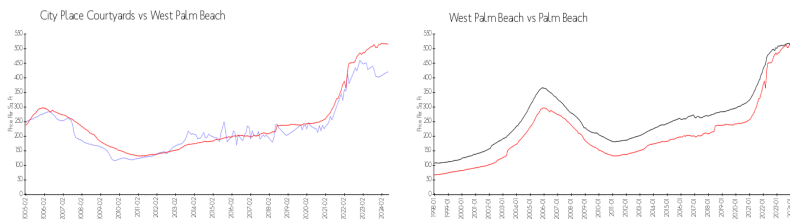
## Building Association Information

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  |
|--------|-------------|--------------|------------|-------|
| 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 |
| 207    | 1,120 sq ft | Dec 2023     | \$480,000  | \$429 |
| 311    | 1,120 sq ft | Dec 2023     | \$450,000  | \$402 |

## Market Information



City Place Courtyards: \$421/sq. ft.  
 West Palm Beach: \$516/sq. ft.  
 West Palm Beach: \$516/sq. ft.  
 Palm Beach: \$474/sq. ft.

## Inventory for Sale

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



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

|                       |         |
|-----------------------|---------|
| City Place Courtyards | 55 days |
| West Palm Beach       | 54 days |
| Palm Beach            | 58 days |