

# Unit 509 - Aberdeen Arms

509 - 4750 S Ocean Blvd, Highland Beach, FL, Palm Beach 33487

## Unit Information

MLS Number:	RX-11002361
Status:	Active
Size:	1,508 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2+ Spaces,Assigned,Guest,Under Building
View:	Intracoastal,Pool
List Price:	\$950,000
List PPSF:	\$630
Valuated Price:	\$686,000
Valuated PPSF:	\$486

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:	115
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	3%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

## Building Association Information

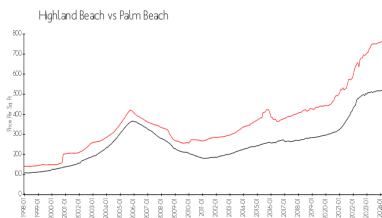
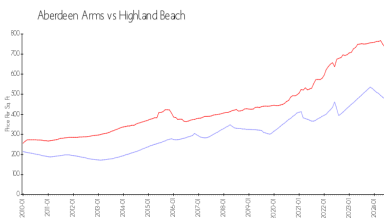
Aberdeen Arms Association  
 4750 South Ocean Boulevard Apartment 305  
 Highland Beach, FL 33487  
 Phone: (561) 395-0949

<http://www.aberdeenarms.net>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
310	1,532 sq ft	Mar 2024	\$970,000	\$633
309	1,532 sq ft	Dec 2023	\$970,000	\$633
501	1,412 sq ft	Dec 2023	\$730,000	\$517
Ph1	1,412 sq ft	Nov 2023	\$770,000	\$545

## Market Information

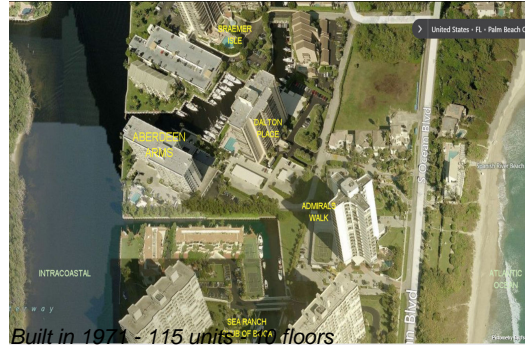


Aberdeen Arms: \$477/sq. ft.  
 Highland Beach: \$736/sq. ft.

Highland Beach: \$736/sq. ft.  
 Palm Beach: \$474/sq. ft.

## Inventory for Sale

Aberdeen Arms	3%
Highland Beach	3%
Palm Beach	3%



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

Aberdeen Arms	80 days
Highland Beach	67 days
Palm Beach	58 days