

# Unit 111 - Southgate

111 - 3605 S Ocean Blvd, South Palm Beach, FL, Palm Beach 33480

## Unit Information

|                 |                 |
|-----------------|-----------------|
| MLS Number:     | RX-11003584     |
| Status:         | Active          |
| Size:           | 1,121 Sq ft.    |
| Bedrooms:       | 2               |
| Full Bathrooms: | 2               |
| Half Bathrooms: | 0               |
| Parking Spaces: | Assigned, Guest |
| View:           | Garden, Pool    |
| List Price:     | \$375,000       |
| List PPSF:      | \$335           |
| Valuated Price: | \$317,000       |
| Valuated PPSF:  | \$283           |

*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:                         | 128 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 10  |
| Building inventory for sale:             | 7%  |
| Number of sales over the last 12 months: | 6   |
| Number of sales over the last 6 months:  | 2   |
| Number of sales over the last 3 months:  | 2   |

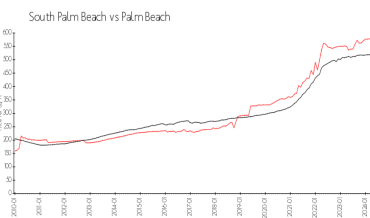
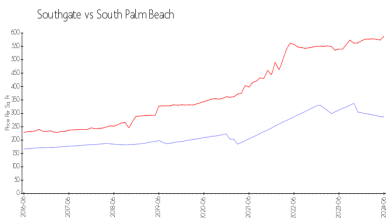
## Building Association Information

Southgate Condominium Association Inc  
 3605 South Ocean Boulevard Office  
 South Palm Beach, FL 33480  
 (561) 588-0153

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 301    | 1,121 sq ft | Jun 2024     | \$294,999  | \$263 |
| 105    | 1,121 sq ft | May 2024     | \$250,000  | \$223 |
| 325    | 1,121 sq ft | Nov 2023     | \$345,000  | \$308 |
| 227    | 1,121 sq ft | Oct 2023     | \$270,000  | \$241 |
| 319    | 1,121 sq ft | Oct 2023     | \$372,000  | \$332 |

## Market Information



Southgate: \$286/sq. ft.      South Palm Beach: \$588/sq. ft.  
 South Palm Beach: \$588/sq. ft.      Palm Beach: \$474/sq. ft.

## Inventory for Sale

|                  |    |
|------------------|----|
| Southgate        | 8% |
| South Palm Beach | 5% |
| Palm Beach       | 3% |



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

|                  |         |
|------------------|---------|
| Southgate        | 64 days |
| South Palm Beach | 74 days |
| Palm Beach       | 58 days |