

Unit 805 - Montecito

805 - 616 Clearwater Park Dr, West Palm Beach, FL, Palm Beach 33401

Unit Information

MLS Number:	RX-11007748
Status:	Active
Size:	761 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Garage - Building
View:	City
List Price:	\$289,900
List PPSF:	\$381
Valuated Price:	\$215,000
Valuated PPSF:	\$312

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:	186
Number of active listings for rent:	9
Number of active listings for sale:	16
Building inventory for sale:	8%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

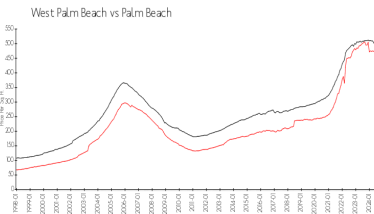
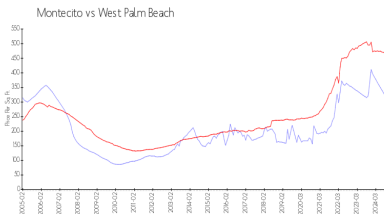
Building Association Information

Montecito Palm Beach Condominium Association 616 Clearwater Park Rd, West Palm Beach, FL 33401
(561) 514-9800

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
303	761 sq ft	May 2024	\$250,000	\$329
613	1,130 sq ft	May 2024	\$360,000	\$319
Lp13	1,315 sq ft	Apr 2024	\$494,000	\$376
807	690 sq ft	Apr 2024	\$290,000	\$420
1109	1,112 sq ft	Mar 2024	\$350,000	\$315

Market Information



Montecito:	\$322/sq. ft.	West Palm Beach:	\$470/sq. ft.
West Palm Beach:	\$470/sq. ft.	Palm Beach:	\$466/sq. ft.

Inventory for Sale

Montecito	9%
West Palm Beach	4%
Palm Beach	4%

Avg. Time to Close Over Last 12 Months

Montecito	36 days
West Palm Beach	56 days
Palm Beach	60 days

