

# Unit 711 - One City Plaza

711 - 801 S Olive Av, West Palm Beach, FL, Palm Beach 33401

## Unit Information

|                 |                                                    |
|-----------------|----------------------------------------------------|
| MLS Number:     | RX-11012923                                        |
| Status:         | Active                                             |
| Size:           | 2,062 Sq ft.                                       |
| Bedrooms:       | 3                                                  |
| Full Bathrooms: | 3                                                  |
| Half Bathrooms: | 0                                                  |
| Parking Spaces: | Garage - Building,Guest,Covered,2+ Spaces,Assigned |
| View:           | Ocean,Intracoastal                                 |
| List Price:     | \$2,600,000                                        |
| List PPSF:      | \$1,261                                            |
| Valuated Price: | \$1,237,000                                        |
| Valuated PPSF:  | \$600                                              |

*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:                         | 323 |
| Number of active listings for rent:      | 11  |
| Number of active listings for sale:      | 11  |
| Building inventory for sale:             | 3%  |
| Number of sales over the last 12 months: | 22  |
| Number of sales over the last 6 months:  | 12  |
| Number of sales over the last 3 months:  | 4   |

## Building Association Information

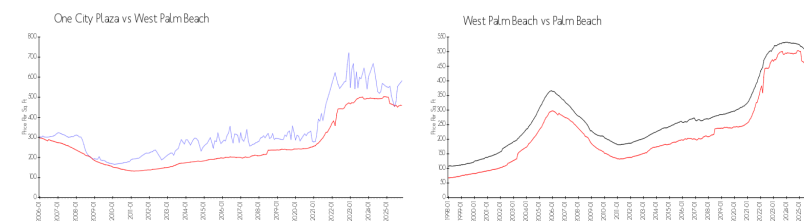
One City Plaza Condominium  
801 S Olive Avenue West Palm Beach 33401  
(561) 833-2980

<https://www.onecityplaza.com/>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 1404   | 1,475 sq ft | Dec 2025     | \$1,250,000 | \$847 |
| 804    | 1,333 sq ft | Dec 2025     | \$725,000   | \$544 |
| 1022   | 876 sq ft   | Nov 2025     | \$415,000   | \$474 |
| 1023   | 887 sq ft   | Nov 2025     | \$399,000   | \$450 |
| 1012   | 1,333 sq ft | Aug 2025     | \$735,000   | \$551 |
| 605    | 1,646 sq ft | Aug 2025     | \$877,500   | \$533 |

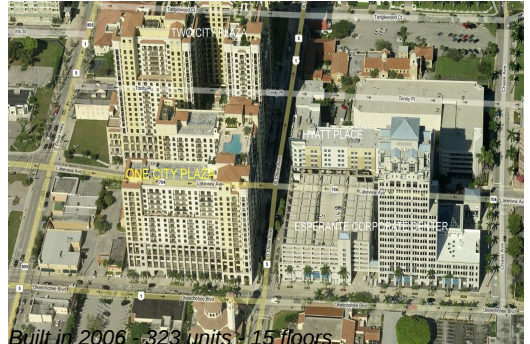
## Market Information



|                  |               |                  |               |
|------------------|---------------|------------------|---------------|
| One City Plaza:  | \$583/sq. ft. | West Palm Beach: | \$459/sq. ft. |
| West Palm Beach: | \$459/sq. ft. | Palm Beach:      | \$453/sq. ft. |

## Inventory for Sale

|                 |    |
|-----------------|----|
| One City Plaza  | 3% |
| West Palm Beach | 3% |
| Palm Beach      | 3% |



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

|                 |         |
|-----------------|---------|
| One City Plaza  | 82 days |
| West Palm Beach | 69 days |
| Palm Beach      | 77 days |