

# Unit B-407 - Park Place (at Lakes Condos A&B)

B-407 - 1610 Presidential Wy, West Palm Beach, FL, Palm Beach 33401

## Unit Information

MLS Number: RX-11014572  
 Status: Active  
 Size: 1,424 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 2+ Spaces, Assigned  
 View:  
 List Price: \$292,900  
 List PPSF: \$206  
 Valuated Price: \$264,000  
 Valuated PPSF: \$185

*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: 99  
 Number of active listings for rent: 0  
 Number of active listings for sale: 10  
 Building inventory for sale: 10%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

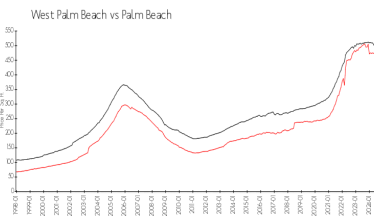
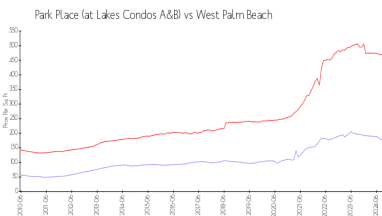
## Building Association Information

Park Place At Lakes Condominium  
 1600 Presidential Way  
 West Palm Beach, FL 33401  
 Phone: (561) 478-0015

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
A104	1,638 sq ft	Sep 2024	\$295,000	\$180
108	1,798 sq ft	Aug 2024	\$285,000	\$159
303 B	1,638 sq ft	Jun 2024	\$309,000	\$189
107	1,638 sq ft	Mar 2024	\$305,000	\$186
303	1,424 sq ft	Jan 2024	\$295,000	\$207

## Market Information



Park Place (at Lakes Condos A&B): \$184/sq. ft.  
 West Palm Beach: \$470/sq. ft.  
 West Palm Beach: \$470/sq. ft.  
 Palm Beach: \$466/sq. ft.

## Inventory for Sale

Park Place (at Lakes Condos A&B) 10%  
 West Palm Beach 4%  
 Palm Beach 4%

## Avg. Time to Close Over Last 12 Months



Park Place (at Lakes Condos A&B)	81 days
West Palm Beach	56 days
Palm Beach	60 days