

# Unit 302 - Lands of the President 3

302 - 2400 Presidential Wy, West Palm Beach, FL, Palm Beach 33401

## Unit Information

MLS Number:	RX-11015377
Status:	Active
Size:	1,395 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned
View:	
List Price:	\$259,000
List PPSF:	\$186
Valuated Price:	\$241,000
Valuated PPSF:	\$216

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:	114
Number of active listings for rent:	0
Number of active listings for sale:	18
Building inventory for sale:	15%
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

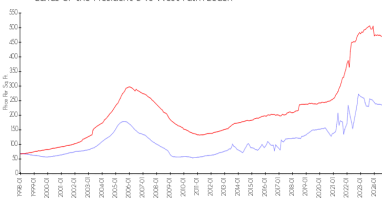
The Land Of The President Condominium Three Association Inc  
 Lincoln Tower  
 2400 Presidential Way Wa10  
 West Palm Beach, FL33401  
 (561) 686-2972

## Recent Sales

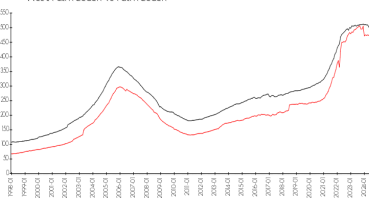
Unit #	Size	Closing Date	Sale Price	PPSF
1602	1,395 sq ft	Aug 2024	\$160,100	\$115
901	1,496 sq ft	May 2024	\$205,000	\$137
1205	898 sq ft	Apr 2024	\$150,000	\$167
1101	1,294 sq ft	Feb 2024	\$307,500	\$238

## Market Information

Lands of the President 3 vs West Palm Beach



West Palm Beach vs Palm Beach



Lands of the President 3:	\$235/sq. ft.	West Palm Beach:	\$470/sq. ft.
West Palm Beach:	\$470/sq. ft.	Palm Beach:	\$466/sq. ft.

## Inventory for Sale

Lands of the President 3	16%
West Palm Beach	4%
Palm Beach	4%

## Avg. Time to Close Over Last 12 Months

Lands of the President 3	20 days
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West Palm Beach  
Palm Beach

55 days  
60 days