

Unit 457 - Old Port Cove Lake Point Tower

457 - 100 Lakeshore Dr, North Palm Beach, FL, Palm Beach 33408

Unit Information

MLS Number:	RX-11016294
Status:	Active
Size:	3,120 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Garage - Building,Guest
View:	
List Price:	\$1,195,000
List PPSF:	\$383
Valuated Price:	\$995,000
Valuated PPSF:	\$376

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:	177
Number of active listings for rent:	0
Number of active listings for sale:	16
Building inventory for sale:	9%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	3

Building Association Information

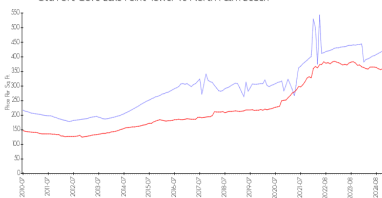
Old Port Cove Corporation
 1200 US Highway No 1
 North Palm Beach, FL 33408
 Phone: (561) 626-1350

Recent Sales

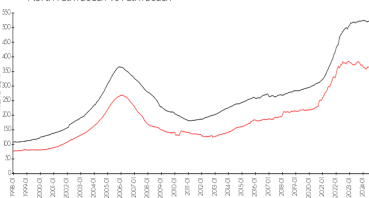
Unit #	Size	Closing Date	Sale Price	PPSF
1251	4,409 sq ft	Jan 2025	\$1,400,000	\$318
Ph57	3,200 sq ft	Dec 2024	\$1,420,000	\$444
757	3,200 sq ft	Nov 2024	\$1,090,000	\$341
1953	3,555 sq ft	Jun 2024	\$1,795,000	\$505
2158	3,541 sq ft	Jun 2024	\$1,750,000	\$494

Market Information

Old Port Cove Lake Point Tower vs North Palm Beach



North Palm Beach vs Palm Beach



Old Port Cove Lake Point Tower:	\$394/sq. ft.	North Palm Beach:	\$363/sq. ft.
North Palm Beach:	\$363/sq. ft.	Palm Beach:	\$465/sq. ft.

Inventory for Sale

Old Port Cove Lake Point Tower	9%
North Palm Beach	6%
Palm Beach	4%

Avg. Time to Close Over Last 12 Months

Old Port Cove Lake Point Tower	173 days
--------------------------------	----------



North Palm Beach
Palm Beach

69 days
62 days