

# Unit UPH-11 - City Place South Tower

UPH-11 - 550 Okeechobee Blvd, West Palm Beach, FL, Palm Beach 33401

## Unit Information

MLS Number:	RX-11018471
Status:	Active
Size:	1,968 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned,Garage - Building,Guest
View:	City,Lake
List Price:	\$1,950,000
List PPSF:	\$991
Valuated Price:	\$1,165,000
Valuated PPSF:	\$736

*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

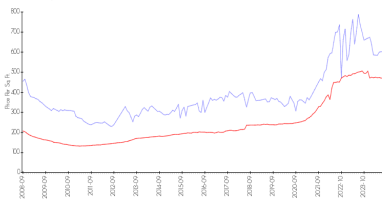
Number of units:	421
Number of active listings for rent:	9
Number of active listings for sale:	30
Building inventory for sale:	7%
Number of sales over the last 12 months:	22
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	6

## Recent Sales

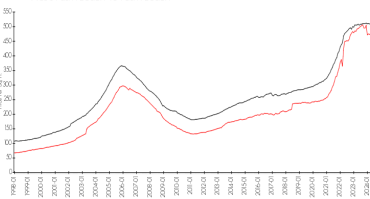
Unit #	Size	Closing Date	Sale Price	PPSF
910	1,968 sq ft	Nov 2024	\$950,000	\$483
501	1,441 sq ft	Oct 2024	\$610,000	\$423
1602	2,111 sq ft	Sep 2024	\$1,360,000	\$644
Uph-02	2,000 sq ft	Sep 2024	\$1,976,500	\$988
1822	2,111 sq ft	Sep 2024	\$975,000	\$462

## Market Information

City Place South Tower vs West Palm Beach



West Palm Beach vs Palm Beach



City Place South Tower:	\$710/sq. ft.	West Palm Beach:	\$470/sq. ft.
West Palm Beach:	\$470/sq. ft.	Palm Beach:	\$466/sq. ft.

## Inventory for Sale

City Place South Tower	7%
West Palm Beach	4%
Palm Beach	4%

## Avg. Time to Close Over Last 12 Months

City Place South Tower	78 days
West Palm Beach	56 days
Palm Beach	60 days

