

Unit 1408 - City Place South Tower

1408 - 550 Okeechobee Blvd, West Palm Beach, FL, Palm Beach 33401

Unit Information

MLS Number: RX-11019106
 Status: Active
 Size: 1,335 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned,Covered,Garage - Building,Guest
 View: City
 List Price: \$749,000
 List PPSF: \$561
 Valuated Price: \$690,000
 Valuated PPSF: \$616

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.

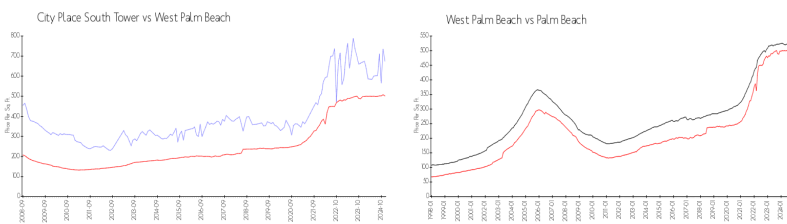
Building Information

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: 20
 Number of sales over the last 6 months: 9
 Number of sales over the last 3 months: 3

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|---------|
| 806 | 1,120 sq ft | Dec 2024 | \$650,000 | \$580 |
| Uph-02 | 1,606 sq ft | Nov 2024 | \$1,976,500 | \$1,231 |
| 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: \$674/sq. ft.
 West Palm Beach: \$502/sq. ft.
 West Palm Beach: \$502/sq. ft.
 Palm Beach: \$465/sq. ft.

Inventory for Sale

City Place South Tower: 7%
 West Palm Beach: 5%
 Palm Beach: 4%

Avg. Time to Close Over Last 12 Months

City Place South Tower: 83 days
 West Palm Beach: 56 days
 Palm Beach: 62 days

