

# Unit 416 - One City Plaza

416 - 801 S Olive Av, West Palm Beach, FL, Palm Beach 33401

## Unit Information

MLS Number:	RX-11021984
Status:	Active
Size:	1,982 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2+ Spaces,Covered,Garage - Building
View:	City,Intracoastal
List Price:	\$1,649,000
List PPSF:	\$832
Valuated Price:	\$881,000
Valuated PPSF:	\$445

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:	323
Number of active listings for rent:	11
Number of active listings for sale:	30
Building inventory for sale:	9%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	2

## Building Association Information

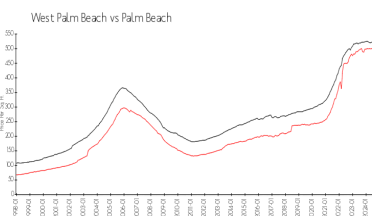
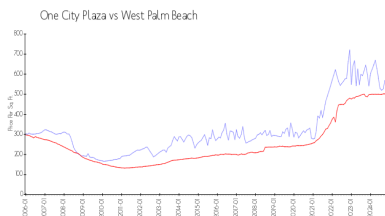
One City Plaza Condominium  
801 S Olive Avenue West Palm Beach 33401  
(561) 833-2980

<http://www.onecityplaza.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1115	1,333 sq ft	Dec 2024	\$635,000	\$476
1604	1,475 sq ft	Nov 2024	\$1,500,000	\$1,017
204	1,071 sq ft	Sep 2024	\$398,000	\$372
609	1,613 sq ft	Aug 2024	\$800,000	\$496
433	1,071 sq ft	Aug 2024	\$405,000	\$378
412	1,071 sq ft	Aug 2024	\$490,000	\$458

## Market Information

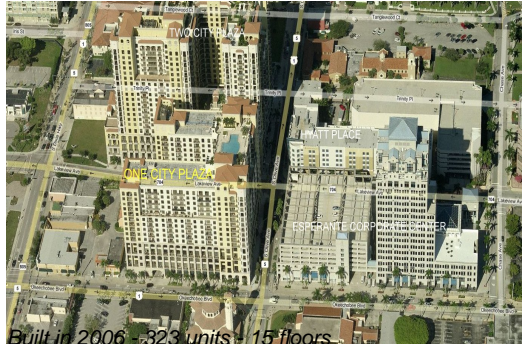


One City Plaza:	\$556/sq. ft.	West Palm Beach:	\$502/sq. ft.
West Palm Beach:	\$502/sq. ft.	Palm Beach:	\$465/sq. ft.

## Inventory for Sale

One City Plaza	9%
West Palm Beach	4%
Palm Beach	4%

## Avg. Time to Close Over Last 12 Months



One City Plaza  
West Palm Beach  
Palm Beach

73 days  
56 days  
62 days