

# Unit 1013 - Montecito

1013 - 616 Clearwater Park Dr, West Palm Beach, FL, Palm Beach 33401

## Unit Information

MLS Number: RX-11026288  
 Status: Active  
 Size: 1,159 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 2+ Spaces,Covered  
 View: Lake  
 List Price: \$390,000  
 List PPSF: \$336  
 Valuated Price: \$381,000  
 Valuated PPSF: \$337

*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: 186  
 Number of active listings for rent: 9  
 Number of active listings for sale: 12  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

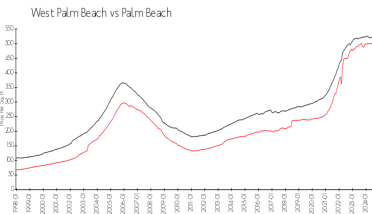
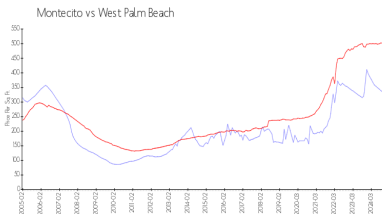
## Building Association Information

Montecito Palm Beach Condominium Association 616 Clearwater Park Rd, West Palm Beach, FL 33401  
 (561) 514-9800

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
311	761 sq ft	Dec 2024	\$255,000	\$335
303	761 sq ft	May 2024	\$250,000	\$329
613	1,130 sq ft	May 2024	\$360,000	\$319
Lp13	1,315 sq ft	Apr 2024	\$494,000	\$376
807	690 sq ft	Apr 2024	\$290,000	\$420

## Market Information



Montecito: \$327/sq. ft.      West Palm Beach: \$502/sq. ft.  
 West Palm Beach: \$502/sq. ft.      Palm Beach: \$464/sq. ft.

## Inventory for Sale

Montecito: 6%  
 West Palm Beach: 4%  
 Palm Beach: 4%

## Avg. Time to Close Over Last 12 Months

Montecito: 33 days  
 West Palm Beach: 56 days  
 Palm Beach: 62 days

