

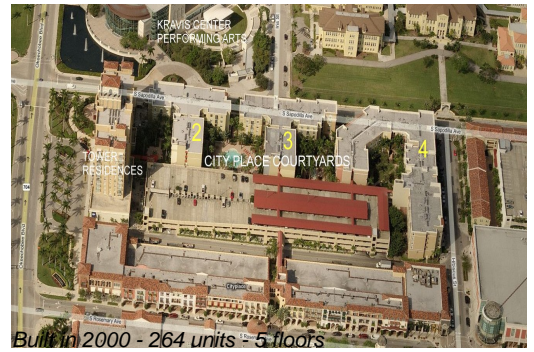
Unit 106 - 3A - City Place Courtyards

106 - 3A - 630 S Sopadilla Ave, West Palm Beach, FL, Palm Beach 33401

Unit Information

MLS Number:	RX-11029084
Status:	Active
Size:	1,140 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Covered, Garage - Attached, Guest, Street
View:	Garden
List Price:	\$479,900
List PPSF:	\$421
Valuated Price:	\$474,000
Valuated PPSF:	\$416

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:	264
Number of active listings for rent:	20
Number of active listings for sale:	14
Building inventory for sale:	5%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	0

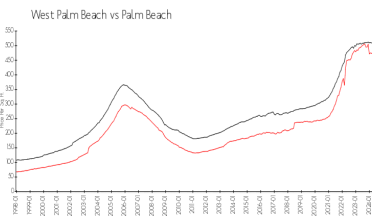
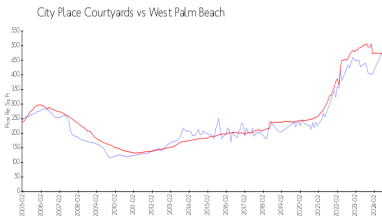
Building Association Information

Courtyards In City Place Condominium Assoc 720 Sapodilla Avenue
West Palm Beach, FL33401
(561) 655-3512

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
412	756 sq ft	Aug 2024	\$390,000	\$516
405	800 sq ft	Aug 2024	\$340,000	\$425
117	1,266 sq ft	Jun 2024	\$457,500	\$361
322	1,120 sq ft	Mar 2024	\$450,000	\$402
101	775 sq ft	Mar 2024	\$300,000	\$387

Market Information



City Place Courtyards:	\$413/sq. ft.	West Palm Beach:	\$470/sq. ft.
West Palm Beach:	\$470/sq. ft.	Palm Beach:	\$466/sq. ft.

Inventory for Sale

City Place Courtyards	5%
West Palm Beach	4%
Palm Beach	4%

Avg. Time to Close Over Last 12 Months

City Place Courtyards	44 days
West Palm Beach	56 days

Palm Beach

60 days