

# Unit 401 Ocean Bluffs Blvd # 105 - Ocean at the Bluffs (101 201 301&401)

401 Ocean Bluffs Blvd # 105 - 101 OceanBluffs Blvd, Jupiter, FL, Palm Beach 33477

## Unit Information

MLS Number: RX-11030796  
 Status: Active  
 Size: 1,385 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Guest  
 View: Pond, Pool  
 List Price: \$675,000  
 List PPSF: \$487  
 Valuated Price: \$632,000  
 Valuated PPSF: \$456

*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: 120  
 Number of active listings for rent: 0  
 Number of active listings for sale: 1  
 Building inventory for sale: 0%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

## Recent Sales

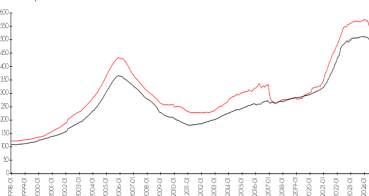
| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 306    | 1,385 sq ft | Apr 2024     | \$650,000  | \$469 |
| 402    | 1,385 sq ft | Mar 2024     | \$595,000  | \$430 |
| 403    | 1,385 sq ft | Feb 2024     | \$842,000  | \$608 |
| 202    | 1,385 sq ft | Jan 2024     | \$680,000  | \$491 |
| 501    | 1,385 sq ft | Dec 2023     | \$850,000  | \$614 |
| 302    | 1,385 sq ft | Dec 2023     | \$605,000  | \$437 |

## Market Information

Ocean at the Bluffs (101 201 301&401) vs Jupiter



Jupiter vs Palm Beach



Ocean at the Bluffs (101 201 301&401): \$466/sq. ft.

Jupiter: \$545/sq. ft.

Jupiter: \$545/sq. ft.

Palm Beach: \$466/sq. ft.

## Inventory for Sale

Ocean at the Bluffs (101 201 301&401) 1%  
 Jupiter 3%  
 Palm Beach 4%

## Avg. Time to Close Over Last 12 Months

Ocean at the Bluffs (101 201 301&401) 82 days  
 Jupiter 71 days  
 Palm Beach 60 days

