

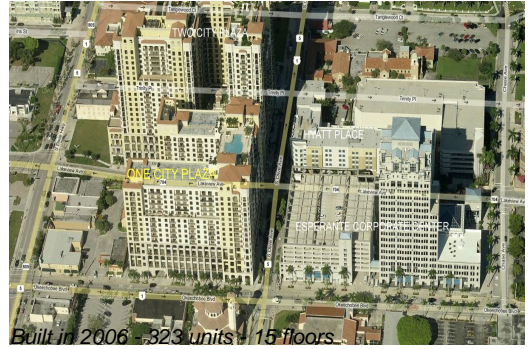
Unit 414 - One City Plaza

414 - 801 S Olive Av, West Palm Beach, FL, Palm Beach 33401

Unit Information

MLS Number:	RX-11031236
Status:	Active
Size:	968 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Assigned,Covered
View:	Intracoastal,Other
List Price:	\$440,500
List PPSF:	\$455
Valuated Price:	\$367,000
Valuated PPSF:	\$379

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:	19
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

Building Association Information

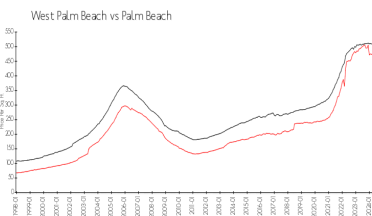
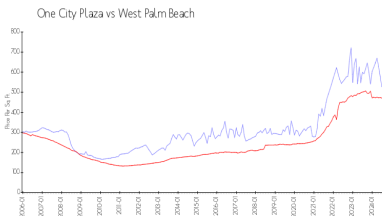
One City Plaza Condominium
801 S Olive Avenue West Palm Beach 33401
(561) 833-2980

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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:	\$527/sq. ft.	West Palm Beach:	\$470/sq. ft.
West Palm Beach:	\$470/sq. ft.	Palm Beach:	\$466/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

62 days
55 days
60 days