

# Unit 604 - Two City Plaza

604 - 701 S Olive Av, West Palm Beach, FL, Palm Beach 33401

## Unit Information

MLS Number:	RX-11031694
Status:	Active
Size:	1,625 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Garage - Building,Covered,Assigned
View:	Garden,City
List Price:	\$1,050,000
List PPSF:	\$646
Valuated Price:	\$982,000
Valuated PPSF:	\$604

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.

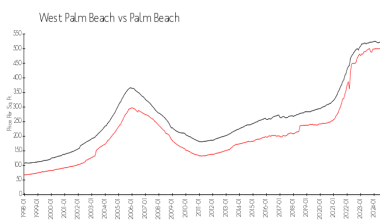
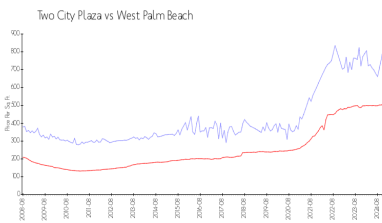
## Building Information

Number of units:	448
Number of active listings for rent:	5
Number of active listings for sale:	18
Building inventory for sale:	4%
Number of sales over the last 12 months:	22
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	4

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
806	1,170 sq ft	Jan 2025	\$712,000	\$609
1901	3,000 sq ft	Nov 2024	\$3,000,000	\$1,000
1204	1,625 sq ft	Nov 2024	\$1,225,000	\$754
807	1,170 sq ft	Oct 2024	\$675,000	\$577
2003	2,352 sq ft	Sep 2024	\$2,572,500	\$1,094

## Market Information



Two City Plaza:	\$694/sq. ft.	West Palm Beach:	\$502/sq. ft.
West Palm Beach:	\$502/sq. ft.	Palm Beach:	\$464/sq. ft.

## Inventory for Sale

Two City Plaza	4%
West Palm Beach	4%
Palm Beach	4%

## Avg. Time to Close Over Last 12 Months

Two City Plaza	86 days
West Palm Beach	56 days
Palm Beach	62 days

