

Unit 506 - Montecito

506 - 616 Clearwater Park Dr, West Palm Beach, FL, Palm Beach 33401

Unit Information

MLS Number: RX-11032528
 Status: Active
 Size: 1,129 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 2+ Spaces,Covered,Garage - Attached,Guest
 View: Lake
 List Price: \$417,000
 List PPSF: \$369
 Valuated Price: \$342,000
 Valuated PPSF: \$317

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: 14
 Building inventory for sale: 7%
 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

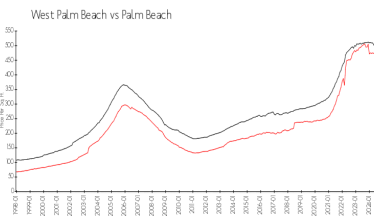
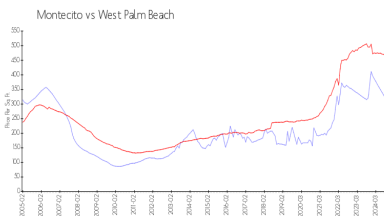
Building Association Information

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
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
1109	1,112 sq ft	Mar 2024	\$350,000	\$315

Market Information



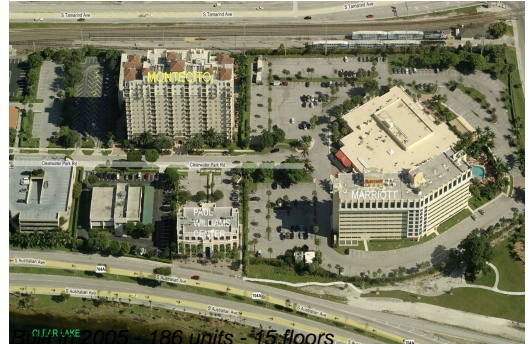
Montecito: \$322/sq. ft. West Palm Beach: \$470/sq. ft.
 West Palm Beach: \$470/sq. ft. Palm Beach: \$466/sq. ft.

Inventory for Sale

Montecito: 8%
 West Palm Beach: 4%
 Palm Beach: 4%

Avg. Time to Close Over Last 12 Months

Montecito: 36 days
 West Palm Beach: 55 days



Palm Beach

60 days