

# Unit 804 - Le Chateau Royal

804 - 3540 S Ocean Blvd, South Palm Beach, FL, Palm Beach 33480

## Unit Information

MLS Number:	RX-11033442
Status:	Active
Size:	1,036 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Guest
View:	Ocean, City, Intracoastal
List Price:	\$479,000
List PPSF:	\$462
Valuated Price:	\$350,000
Valuated PPSF:	\$338

*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:	136
Number of active listings for rent:	0
Number of active listings for sale:	12
Building inventory for sale:	8%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

## Building Association Information

Le Chateau Royal Condo Association  
Address: 3540 S Ocean Blvd,  
Palm Beach, FL 33480  
Phone: +1 561-585-3940

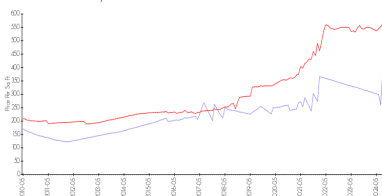
<http://www.lechateauroyal.net/>

## Recent Sales

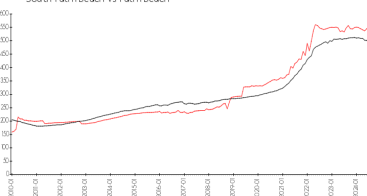
Unit #	Size	Closing Date	Sale Price	PPSF
107	1,036 sq ft	Nov 2024	\$330,000	\$319
115	802 sq ft	Sep 2024	\$150,000	\$187
302e	802 sq ft	Aug 2024	\$318,000	\$397
612	1,150 sq ft	Jul 2024	\$259,000	\$225
704 E	1,036 sq ft	May 2024	\$300,000	\$290

## Market Information

Le Chateau Royal vs South Palm Beach



South Palm Beach vs Palm Beach



Le Chateau Royal:	\$297/sq. ft.	South Palm Beach:	\$571/sq. ft.
South Palm Beach:	\$571/sq. ft.	Palm Beach:	\$466/sq. ft.

## Inventory for Sale

Le Chateau Royal	9%
South Palm Beach	6%
Palm Beach	4%

## Avg. Time to Close Over Last 12 Months



Le Chateau Royal	76 days
South Palm Beach	88 days
Palm Beach	60 days