

# Unit 509 - City Place South Tower

509 - 550 Okeechobee Blvd, West Palm Beach, FL, Palm Beach 33401

## Unit Information

MLS Number: RX-11034685  
 Status: Active  
 Size: 1,335 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Garage - Building, Guest  
 View: City  
 List Price: \$685,000  
 List PPSF: \$513  
 Valuated Price: \$631,000  
 Valuated PPSF: \$563

*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.*

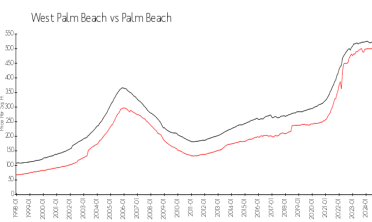
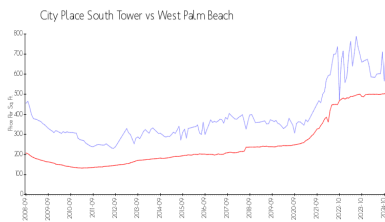
## Building Information

Number of units: 421  
 Number of active listings for rent: 9  
 Number of active listings for sale: 30  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 20  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 3

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
806	1,120 sq ft	Dec 2024	\$650,000	\$580
Uph-02	1,606 sq ft	Nov 2024	\$1,976,500	\$1,231
910	1,968 sq ft	Nov 2024	\$950,000	\$483
501	1,441 sq ft	Oct 2024	\$610,000	\$423
1602	2,111 sq ft	Sep 2024	\$1,360,000	\$644
Uph-02	2,000 sq ft	Sep 2024	\$1,976,500	\$988
1822	2,111 sq ft	Sep 2024	\$975,000	\$462

## Market Information



City Place South Tower:	\$674/sq. ft.	West Palm Beach:	\$502/sq. ft.
West Palm Beach:	\$502/sq. ft.	Palm Beach:	\$465/sq. ft.

## Inventory for Sale

City Place South Tower: 7%  
 West Palm Beach: 4%  
 Palm Beach: 4%

## Avg. Time to Close Over Last 12 Months

City Place South Tower: 83 days  
 West Palm Beach: 56 days  
 Palm Beach: 62 days

