

Unit 804 - City Place Tower Residences

804 - 651 Okeechobee Blvd, West Palm Beach, FL, Palm Beach 33401

Unit Information

MLS Number: RX-11040028
 Status: Active
 Size: 1,077 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 2+ Spaces,Garage - Building
 View: City
 List Price: \$549,999
 List PPSF: \$511
 Valuated Price: \$530,000
 Valuated PPSF: \$468

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: 127
 Number of active listings for rent: 8
 Number of active listings for sale: 10
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 8
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 0

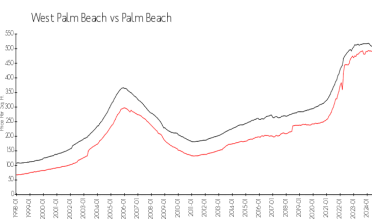
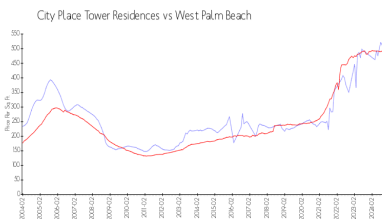
Building Association Information

Courtyards In City Place Condominium Assoc 720 Sapodilla Avenue
 West Palm Beach, FL33401
 (561) 655-3512

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
206	705 sq ft	Aug 2024	\$350,000	\$496
908	705 sq ft	Jun 2024	\$342,500	\$486
609	1,132 sq ft	Jun 2024	\$420,000	\$371
211	1,075 sq ft	Jun 2024	\$460,000	\$428
502	990 sq ft	May 2024	\$545,000	\$551
1210	1,188 sq ft	May 2024	\$485,000	\$408

Market Information



City Place Tower Residences: \$490/sq. ft.
 West Palm Beach: \$496/sq. ft.
 West Palm Beach: \$496/sq. ft.
 Palm Beach: \$466/sq. ft.

Inventory for Sale

City Place Tower Residences: 8%
 West Palm Beach: 4%
 Palm Beach: 4%

Avg. Time to Close Over Last 12 Months

City Place Tower Residences: 71 days



West Palm Beach
Palm Beach

55 days
61 days