

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

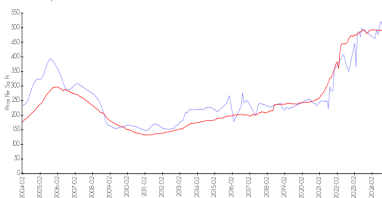
Courtyards In City Place Condominium Assoc 720 Sapodilla Avenue
West Palm Beach, FL33401
(561) 655-3512

Recent Sales

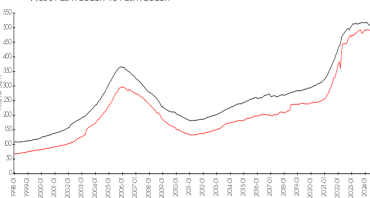
Unit #	Size	Closing Date	Sale Price	PPSF
206	705 sq ft	Aug 2024	\$350,000	\$496
908	705 sq ft	Jun 2024	\$342,500	\$486
609	1,132 sq ft	Jun 2024	\$420,000	\$371
211	1,075 sq ft	Jun 2024	\$460,000	\$428
502	990 sq ft	May 2024	\$545,000	\$551
1210	1,188 sq ft	May 2024	\$485,000	\$408

Market Information

City Place Tower Residences vs West Palm Beach



West Palm Beach vs Palm Beach



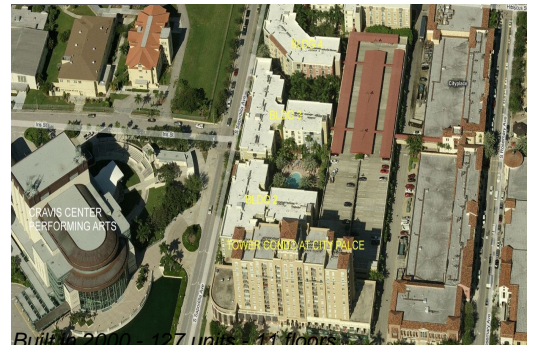
City Place Tower Residences:	\$490/sq. ft.	West Palm Beach:	\$496/sq. ft.
West Palm Beach:	\$496/sq. ft.	Palm Beach:	\$466/sq. ft.

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
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West Palm Beach
Palm Beach

55 days
61 days