

# Unit 413 - 3A - City Place Courtyards

413 - 3A - 630 S Sopadilla Ave, West Palm Beach, FL, Palm Beach 33401

## Unit Information

MLS Number:	RX-11040999
Status:	Active
Size:	1,120 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned,Garage - Building,Special Rent
View:	
List Price:	\$529,000
List PPSF:	\$472
Valuated Price:	\$467,000
Valuated PPSF:	\$417

*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:	264
Number of active listings for rent:	20
Number of active listings for sale:	17
Building inventory for sale:	6%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

## Building Association Information

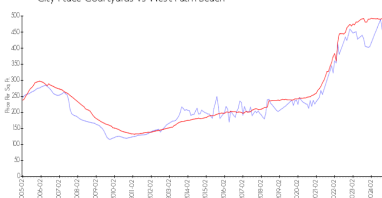
Courtyards In City Place Condominium Assoc 720 Sapodilla Avenue  
West Palm Beach, FL33401  
(561) 655-3512

## Recent Sales

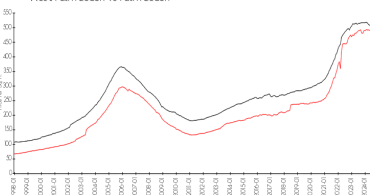
Unit #	Size	Closing Date	Sale Price	PPSF
205	800 sq ft	Dec 2024	\$357,500	\$447
412	756 sq ft	Aug 2024	\$390,000	\$516
405	800 sq ft	Aug 2024	\$340,000	\$425
117	1,266 sq ft	Jun 2024	\$457,500	\$361
322	1,120 sq ft	Mar 2024	\$450,000	\$402
101	775 sq ft	Mar 2024	\$300,000	\$387

## Market Information

City Place Courtyards vs West Palm Beach



West Palm Beach vs Palm Beach



City Place Courtyards:	\$402/sq. ft.	West Palm Beach:	\$496/sq. ft.
West Palm Beach:	\$496/sq. ft.	Palm Beach:	\$466/sq. ft.

## Inventory for Sale

City Place Courtyards	6%
West Palm Beach	4%
Palm Beach	4%

## Avg. Time to Close Over Last 12 Months

City Place Courtyards	61 days
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West Palm Beach  
Palm Beach

55 days  
61 days