

Unit 803 - One City Plaza

803 - 801 S Olive Av, West Palm Beach, FL, Palm Beach 33401

Unit Information

MLS Number: RX-11042671
 Status: Active
 Size: 1,333 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 2+ Spaces, Assigned, Garage - Building, Guest, Street, Vehicle Restrictions
 View: City, Intracoastal, Ocean, Pool
 List Price: \$1,000,000
 List PPSF: \$750
 Valuated Price: \$946,000
 Valuated PPSF: \$710

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: 323
 Number of active listings for rent: 11
 Number of active listings for sale: 30
 Building inventory for sale: 9%
 Number of sales over the last 12 months: 17
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 2

Building Association Information

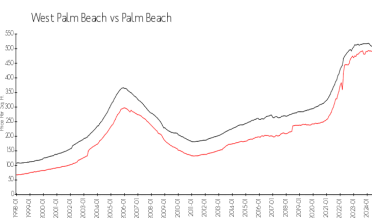
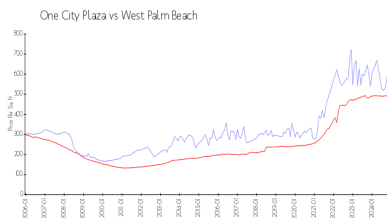
One City Plaza Condominium
 801 S Olive Avenue West Palm Beach 33401
 (561) 833-2980

<http://www.onecityplaza.com/>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|---------|
| 1115 | 1,333 sq ft | Dec 2024 | \$635,000 | \$476 |
| 1604 | 1,475 sq ft | Nov 2024 | \$1,500,000 | \$1,017 |
| 204 | 1,071 sq ft | Sep 2024 | \$398,000 | \$372 |
| 609 | 1,613 sq ft | Aug 2024 | \$800,000 | \$496 |
| 433 | 1,071 sq ft | Aug 2024 | \$405,000 | \$378 |
| 412 | 1,071 sq ft | Aug 2024 | \$490,000 | \$458 |

Market Information

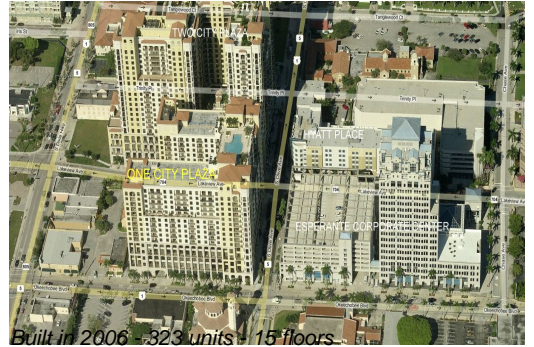


One City Plaza: \$611/sq. ft.
 West Palm Beach: \$496/sq. ft.

West Palm Beach: \$496/sq. ft.
 Palm Beach: \$466/sq. ft.

Inventory for Sale

One City Plaza: 9%
 West Palm Beach: 4%
 Palm Beach: 4%



Avg. Time to Close Over Last 12 Months

| | |
|-----------------|---------|
| One City Plaza | 71 days |
| West Palm Beach | 55 days |
| Palm Beach | 61 days |