

Unit 1204 - Lands of the President 3

1204 - 2400 Presidential Wy, West Palm Beach, FL, Palm Beach 33401

Unit Information

MLS Number: RX-11082550
 Status: Active
 Size: 1,499 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 2+ Spaces,Assigned,Carport - Detached,Covered,Guest,Open
 View: City,Golf,Lake,Ocean,Pond
 List Price: \$359,900
 List PPSF: \$240
 Valuated Price: \$276,000
 Valuated PPSF: \$184

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: 114
 Number of active listings for rent: 0
 Number of active listings for sale: 9
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 2

Building Association Information

The Land Of The President Condominium Three Association Inc
 Lincoln Tower
 2400 Presidential Way Wa10
 West Palm Beach, FL33401
 (561) 686-2972

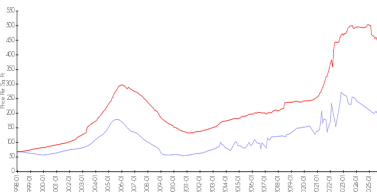
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Recent Sales

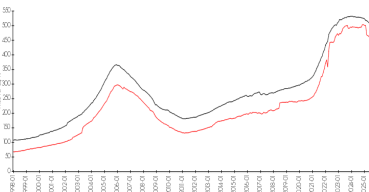
Unit #	Size	Closing Date	Sale Price	PPSF
302	1,134 sq ft	Oct 2025	\$182,500	\$161
304	1,206 sq ft	Oct 2025	\$235,000	\$195
903	1,206 sq ft	Jul 2025	\$239,000	\$198
1102	1,134 sq ft	Jul 2025	\$250,000	\$220
1606	1,206 sq ft	May 2025	\$175,000	\$145

Market Information

Lands of the President 3 vs West Palm Beach



West Palm Beach vs Palm Beach

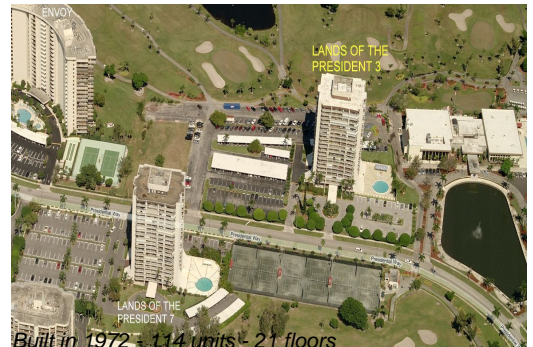


Lands of the President 3: \$183/sq. ft.
 West Palm Beach: \$459/sq. ft.

West Palm Beach: \$459/sq. ft.
 Palm Beach: \$452/sq. ft.

Inventory for Sale

Lands of the President 3: 8%
 West Palm Beach: 3%



Palm Beach	3%
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Avg. Time to Close Over Last 12 Months

Lands of the President 3	55 days
West Palm Beach	69 days
Palm Beach	77 days