

# Unit 709 - City Palms

709 - 480 Hibiscus St, West Palm Beach, FL, Palm Beach 33401

## Unit Information

MLS Number: RX-11091326  
 Status: Pending  
 Size: 1,045 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned,Covered,Garage - Building,Guest  
 View: City  
 List Price: \$573,900  
 List PPSF: \$549  
 Valuated Price: \$592,000  
 Valuated PPSF: \$567

*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.*

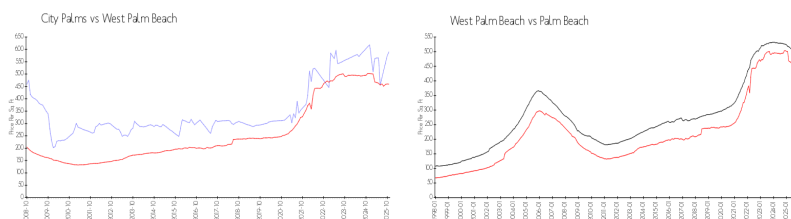
## Building Information

Number of units: 288  
 Number of active listings for rent: 1  
 Number of active listings for sale: 3  
 Building inventory for sale: 1%  
 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: 2

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
207	725 sq ft	Oct 2025	\$420,000	\$579
626	1,235 sq ft	Oct 2025	\$670,000	\$543
720	1,235 sq ft	Jun 2025	\$642,500	\$520
1030	1,045 sq ft	May 2025	\$650,000	\$622
243	1,205 sq ft	Mar 2025	\$595,000	\$494

## Market Information



City Palms:	\$591/sq. ft.	West Palm Beach:	\$459/sq. ft.
West Palm Beach:	\$459/sq. ft.	Palm Beach:	\$452/sq. ft.

## Inventory for Sale

City Palms	1%
West Palm Beach	3%
Palm Beach	3%

## Avg. Time to Close Over Last 12 Months

City Palms	102 days
West Palm Beach	69 days
Palm Beach	77 days

