

Unit 409 - Aberdeen Arms

409 - 4750 S Ocean Blvd, Highland Beach, FL, Palm Beach 33487

Unit Information

MLS Number:	RX-11110418
Status:	Active
Size:	1,372 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned,Covered,Guest,Under Building
View:	Intracoastal,Pool
List Price:	\$695,000
List PPSF:	\$507
Valuated Price:	\$637,000
Valuated PPSF:	\$451

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:	115
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	6%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

Building Association Information

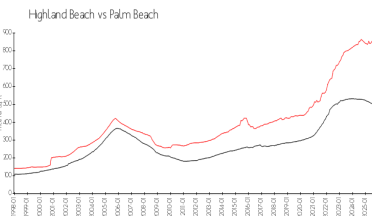
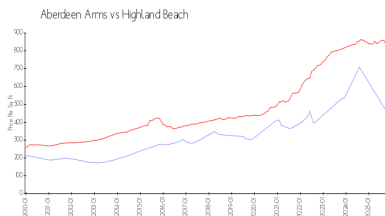
Aberdeen Arms Association
4750 South Ocean Boulevard Apartment 305
Highland Beach, FL 33487
Phone: (561) 395-0949

<https://www.aberdeenarms.net>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
110	1,412 sq ft	Nov 2025	\$568,000	\$402
603	1,372 sq ft	Jul 2025	\$550,000	\$401

Market Information



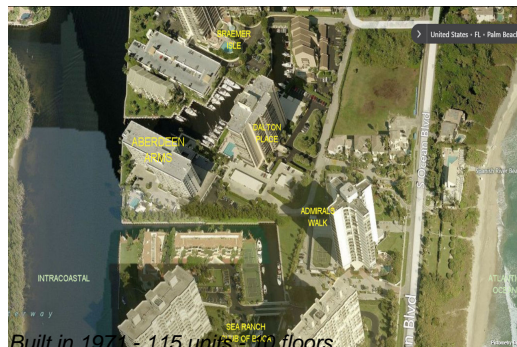
Aberdeen Arms:	\$447/sq. ft.	Highland Beach:	\$833/sq. ft.
Highland Beach:	\$833/sq. ft.	Palm Beach:	\$452/sq. ft.

Inventory for Sale

Aberdeen Arms	6%
Highland Beach	4%
Palm Beach	3%

Avg. Time to Close Over Last 12 Months

Aberdeen Arms	62 days
Highland Beach	87 days



Built in 1974 - 115 units - 4 floors

Palm Beach

77 days