

## Unit H2 - Palm Beach Villas

H2 - 4201 S Ocean Blvd, South Palm Beach, FL, Palm Beach 33480

### Unit Information

|                 |                 |
|-----------------|-----------------|
| MLS Number:     | RX-11113901     |
| Status:         | Withdrawn       |
| Size:           | 714 Sq ft.      |
| Bedrooms:       | 1               |
| Full Bathrooms: | 1               |
| Half Bathrooms: | 1               |
| Parking Spaces: | Assigned, Guest |
| View:           | Garden          |
| List Price:     | \$239,000       |
| List PPSF:      | \$335           |
| Valuated Price: | \$198,000       |
| Valuated PPSF:  | \$272           |

*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:                         | 47 |
| Number of active listings for rent:      | 0  |
| Number of active listings for sale:      | 4  |
| Building inventory for sale:             | 8% |
| Number of sales over the last 12 months: | 3  |
| Number of sales over the last 6 months:  | 3  |
| Number of sales over the last 3 months:  | 2  |

### Building Association Information

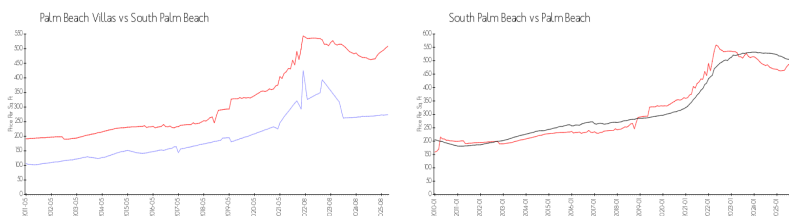
SOUTH PALM BEACH VILLAS  
CONDOMINIUM, INC.  
4501 S OCEAN BLVD,  
PALM BEACH, FL33480  
Phone - 561-641-1016  
Fax - 561-641-9118

<https://www.cmcmanagement.biz/south-palm-beach-villas.html>

### Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| J-2    | 714 sq ft   | Dec 2025     | \$165,000  | \$231 |
| I1     | 1,017 sq ft | Aug 2025     | \$315,000  | \$310 |

### Market Information

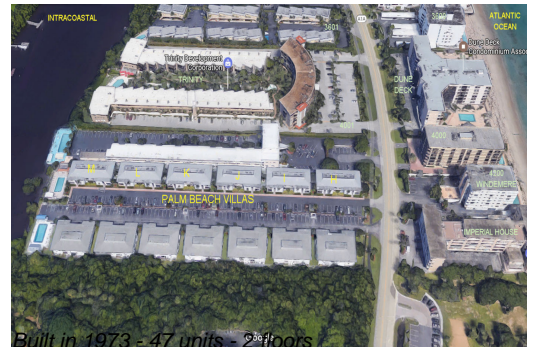


|                    |               |                   |               |
|--------------------|---------------|-------------------|---------------|
| Palm Beach Villas: | \$274/sq. ft. | South Palm Beach: | \$508/sq. ft. |
| South Palm Beach:  | \$508/sq. ft. | Palm Beach:       | \$452/sq. ft. |

### Inventory for Sale

|                   |    |
|-------------------|----|
| Palm Beach Villas | 9% |
| South Palm Beach  | 4% |
| Palm Beach        | 3% |

### Avg. Time to Close Over Last 12 Months



|                   |         |
|-------------------|---------|
| Palm Beach Villas | 96 days |
| South Palm Beach  | 94 days |
| Palm Beach        | 77 days |