

# Unit 420 - One City Plaza

420 - 801 S Olive Av, West Palm Beach, FL, Palm Beach 33401

## Unit Information

MLS Number:	RX-11139476
Status:	Active
Size:	889 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Assigned,Garage - Building,Guest
View:	City
List Price:	\$438,900
List PPSF:	\$494
Valuated Price:	\$435,000
Valuated PPSF:	\$489

*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:	11
Building inventory for sale:	3%
Number of sales over the last 12 months:	21
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	4

## Building Association Information

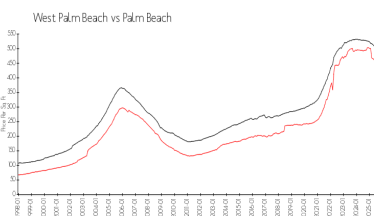
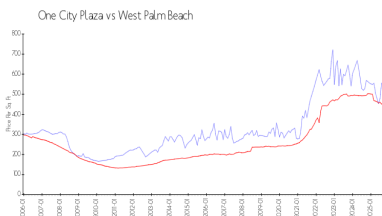
One City Plaza Condominium  
801 S Olive Avenue West Palm Beach 33401  
(561) 833-2980

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1404	1,475 sq ft	Dec 2025	\$1,250,000	\$847
804	1,333 sq ft	Dec 2025	\$725,000	\$544
1022	876 sq ft	Nov 2025	\$415,000	\$474
1023	887 sq ft	Nov 2025	\$399,000	\$450
1012	1,333 sq ft	Aug 2025	\$735,000	\$551
605	1,646 sq ft	Aug 2025	\$877,500	\$533

## Market Information



One City Plaza:	\$583/sq. ft.	West Palm Beach:	\$459/sq. ft.
West Palm Beach:	\$459/sq. ft.	Palm Beach:	\$452/sq. ft.

## Inventory for Sale

One City Plaza	3%
West Palm Beach	3%
Palm Beach	3%

## Avg. Time to Close Over Last 12 Months

One City Plaza	82 days
West Palm Beach	70 days
Palm Beach	77 days