

# Unit 107 - Ambassador's One South (North Tower)

107 - 4505 S Ocean Blvd, Highland Beach, FL, Palm Beach 33487

## Unit Information

MLS Number:	RX-11140349
Status:	Active
Size:	1,100 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Covered
View:	Ocean,Pool
List Price:	\$774,900
List PPSF:	\$704
Valuated Price:	\$689,000
Valuated PPSF:	\$626

*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:	80
Number of active listings for rent:	2
Number of active listings for sale:	4
Building inventory for sale:	5%
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:	0

## Building Association Information

Ambassador's One South  
Condominium Association Inc  
4511 S Ocean Boulevard  
Highland Beach, FL33487-4276  
(561) 272-7001

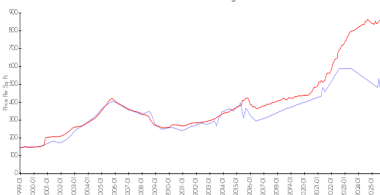
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## Recent Sales

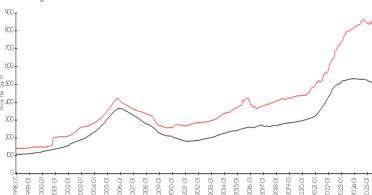
Unit #	Size	Closing Date	Sale Price	PPSF
605	1,100 sq ft	Sep 2025	\$555,000	\$505
903	1,100 sq ft	Sep 2025	\$416,000	\$378
907	1,100 sq ft	Aug 2025	\$630,000	\$573
703	1,100 sq ft	Jun 2025	\$510,000	\$464
803	1,100 sq ft	Mar 2025	\$510,000	\$464

## Market Information

Ambassador's One South (North Tower) vs Highland Beach



Highland Beach vs Palm Beach



Ambassador's One South (North Tower):  
\$577/sq. ft.  
Highland Beach: \$833/sq. ft.

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

## Inventory for Sale

Ambassador's One South (North Tower) 5%



Highland Beach	4%
Palm Beach	3%

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

Ambassador's One South (North Tower)	98 days
Highland Beach	87 days
Palm Beach	77 days