

# Unit UPH-11 - City Place South Tower

UPH-11 - 550 Okeechobee Blvd, West Palm Beach, FL, Palm Beach 33401

## Unit Information

|                 |                                  |
|-----------------|----------------------------------|
| MLS Number:     | RX-11141433                      |
| Status:         | Active                           |
| Size:           | 1,582 Sq ft.                     |
| Bedrooms:       | 3                                |
| Full Bathrooms: | 2                                |
| Half Bathrooms: | 0                                |
| Parking Spaces: | Assigned,Garage - Building,Guest |
| View:           | City,Lake                        |
| List Price:     | \$1,750,000                      |
| List PPSF:      | \$1,106                          |
| Valuated Price: | \$984,000                        |
| Valuated PPSF:  | \$622                            |

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.

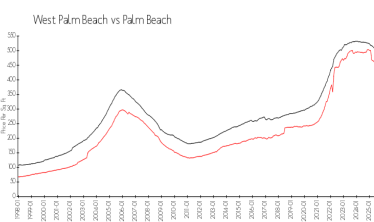
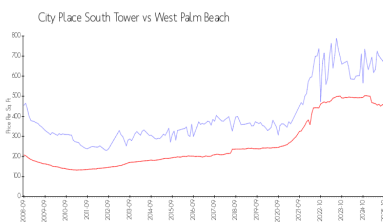
## Building Information

|                                          |     |
|------------------------------------------|-----|
| Number of units:                         | 421 |
| Number of active listings for rent:      | 9   |
| Number of active listings for sale:      | 21  |
| Building inventory for sale:             | 4%  |
| Number of sales over the last 12 months: | 24  |
| Number of sales over the last 6 months:  | 11  |
| Number of sales over the last 3 months:  | 10  |

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| Uph-03 | 1,120 sq ft | Dec 2025     | \$875,000  | \$781 |
| 509    | 1,226 sq ft | Dec 2025     | \$704,000  | \$574 |
| 601    | 1,441 sq ft | Dec 2025     | \$720,000  | \$500 |
| 821    | 755 sq ft   | Dec 2025     | \$404,240  | \$535 |
| 1817   | 1,120 sq ft | Nov 2025     | \$840,000  | \$750 |
| 608    | 1,120 sq ft | Nov 2025     | \$620,000  | \$554 |
| Uph-15 | 1,205 sq ft | Nov 2025     | \$870,000  | \$722 |

## Market Information



|                         |               |                  |               |
|-------------------------|---------------|------------------|---------------|
| City Place South Tower: | \$600/sq. ft. | West Palm Beach: | \$459/sq. ft. |
| West Palm Beach:        | \$459/sq. ft. | Palm Beach:      | \$452/sq. ft. |

## Inventory for Sale

|                        |    |
|------------------------|----|
| City Place South Tower | 5% |
| West Palm Beach        | 3% |
| Palm Beach             | 3% |

## Avg. Time to Close Over Last 12 Months

|                        |         |
|------------------------|---------|
| City Place South Tower | 75 days |
| West Palm Beach        | 70 days |
| Palm Beach             | 77 days |

