

Unit 202 - City Place Tower Residences

202 - 651 Okeechobee Blvd, West Palm Beach, FL, Palm Beach 33401

Unit Information

MLS Number: A11529870
 Status: Active
 Size: 990 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking, Valet Parking
 View:
 List Price: \$475,000
 List PPSF: \$480
 Valuated Price: \$411,000
 Valuated PPSF: \$415

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: 127
 Number of active listings for rent: 8
 Number of active listings for sale: 5
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 11
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 1

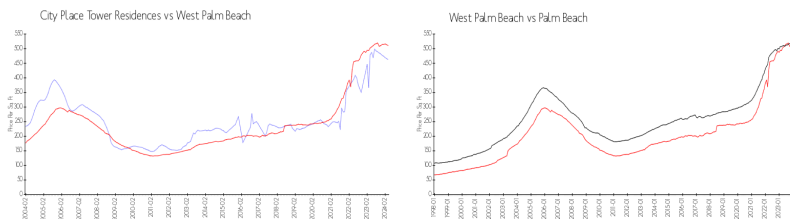
Building Association Information

Courtyards In City Place Condominium Assoc 720 Sapodilla Avenue
 West Palm Beach, FL33401
 (561) 655-3512

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 801 | 1,155 sq ft | Apr 2024 | \$560,000 | \$485 |
| 1207 | 705 sq ft | Feb 2024 | \$359,500 | \$510 |
| 407 | 705 sq ft | Sep 2023 | \$320,000 | \$454 |
| 311 | 1,100 sq ft | Aug 2023 | \$445,000 | \$405 |
| 907 | 747 sq ft | Aug 2023 | \$365,000 | \$489 |

Market Information



City Place Tower Residences: \$462/sq. ft.
 West Palm Beach: \$511/sq. ft.
 West Palm Beach: \$511/sq. ft.
 Palm Beach: \$475/sq. ft.

Inventory for Sale

City Place Tower Residences: 4%
 West Palm Beach: 4%
 Palm Beach: 3%



Avg. Time to Close Over Last 12 Months

| | |
|-----------------------------|---------|
| City Place Tower Residences | 80 days |
| West Palm Beach | 52 days |
| Palm Beach | 56 days |