

Unit 321 - Patrician (The) of Palm Beach

321 - 3450 S Ocean Blvd, South Palm Beach, FL, Palm Beach 33480

Unit Information

MLS Number: RX-10944553
 Status: Active
 Size: 1,108 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: Assigned, Guest, Vehicle Restrictions
 View: Garden, Intracoastal, Ocean
 List Price: \$399,999
 List PPSF: \$361
 Valuated Price: \$375,000
 Valuated PPSF: \$372

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: 211
 Number of active listings for rent: 0
 Number of active listings for sale: 12
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 2

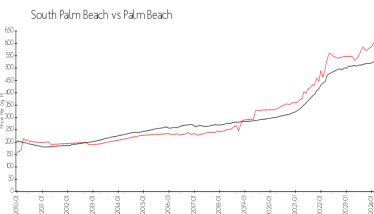
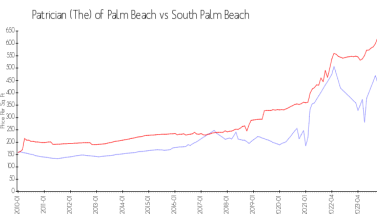
Building Association Information

Patrician The of Palm Beach
 3450 S Ocean Blvd
 Palm Beach, FL 33480
 Phone: 561-588-4313

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
311	1,108 sq ft	Apr 2024	\$450,000	\$406
324	1,190 sq ft	Feb 2024	\$426,000	\$358
3190	1,293 sq ft	Oct 2023	\$440,000	\$340
114	1,008 sq ft	Jul 2023	\$299,900	\$298
620	1,008 sq ft	Jun 2023	\$375,000	\$372
625	1,008 sq ft	Jun 2023	\$320,000	\$317

Market Information



Patrician (The) of Palm Beach: \$413/sq. ft.
 South Palm Beach: \$611/sq. ft.
 South Palm Beach: \$611/sq. ft.
 Palm Beach: \$475/sq. ft.

Inventory for Sale

Patrician (The) of Palm Beach: 6%
 South Palm Beach: 6%
 Palm Beach: 3%



Avg. Time to Close Over Last 12 Months

Patrician (The) of Palm Beach	58 days
South Palm Beach	75 days
Palm Beach	56 days