

Unit 1105 - One City Plaza

1105 - 801 S Olive Av, West Palm Beach, FL, Palm Beach 33401

Unit Information

MLS Number: RX-10946134
 Status: Active
 Size: 2,062 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 0
 Parking Spaces: 2+ Spaces,Covered
 View: Intracoastal,Ocean
 List Price: \$2,178,950
 List PPSF: \$1,057
 Valuated Price: \$1,887,000
 Valuated PPSF: \$915

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: 27
 Building inventory for sale: 8%
 Number of sales over the last 12 months: 23
 Number of sales over the last 6 months: 14
 Number of sales over the last 3 months: 4

Building Association Information

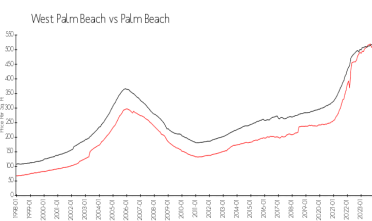
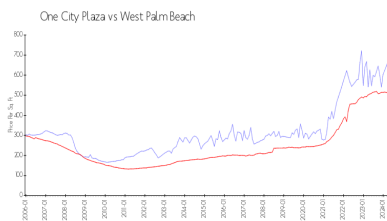
One City Plaza Condominium
 801 S Olive Avenue West Palm Beach 33401
 (561) 833-2980

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

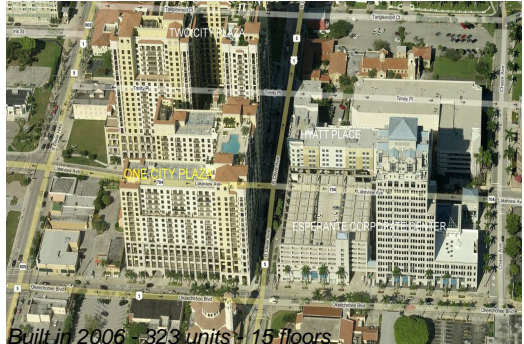
Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|---------|
| 1606 | 1,605 sq ft | Apr 2024 | \$1,650,000 | \$1,028 |
| 1602 | 1,600 sq ft | Apr 2024 | \$1,300,000 | \$813 |
| 714 | 1,433 sq ft | Apr 2024 | \$760,000 | \$530 |
| 236 | 1,450 sq ft | Apr 2024 | \$585,000 | \$403 |
| 1203 | 1,509 sq ft | Jan 2024 | \$1,300,000 | \$861 |
| 1605 | 2,062 sq ft | Jan 2024 | \$2,350,000 | \$1,140 |
| 1113 | 1,020 sq ft | Jan 2024 | \$499,000 | \$489 |
| 1027 | 876 sq ft | Jan 2024 | \$435,000 | \$497 |
| 1014 | 1,200 sq ft | Jan 2024 | \$680,000 | \$567 |
| 603 | 1,861 sq ft | Jan 2024 | \$890,000 | \$478 |

Market Information



One City Plaza: \$668/sq. ft. West Palm Beach: \$511/sq. ft.
 West Palm Beach: \$511/sq. ft. Palm Beach: \$475/sq. ft.



Inventory for Sale

| | |
|-----------------|----|
| One City Plaza | 8% |
| West Palm Beach | 4% |
| Palm Beach | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|-----------------|---------|
| One City Plaza | 66 days |
| West Palm Beach | 52 days |
| Palm Beach | 56 days |