

# Unit 8-C - Clarendon

8-C - 3407 S Ocean Blvd, Highland Beach, FL, Palm Beach 33487

## Unit Information

MLS Number:	RX-10949292
Status:	Active
Size:	2,734 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2+ Spaces,Assigned,Under Building
View:	Intracoastal,Ocean
List Price:	\$2,875,000
List PPSF:	\$1,052
Valuated Price:	\$2,045,000
Valuated PPSF:	\$908

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.

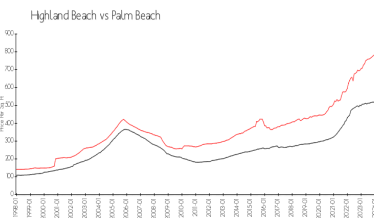
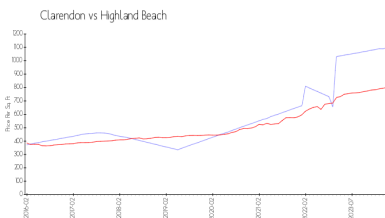
## Building Information

Number of units:	42
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	7%
Number of sales over the last 12 months:	1
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
5B	1,999 sq ft	Mar 2024	\$1,700,000	\$850

## Market Information



Clarendon:	\$1100/sq. ft.	Highland Beach:	\$801/sq. ft.
Highland Beach:	\$801/sq. ft.	Palm Beach:	\$475/sq. ft.

## Inventory for Sale

Clarendon	7%
Highland Beach	3%
Palm Beach	3%

## Avg. Time to Close Over Last 12 Months

Clarendon	104 days
Highland Beach	70 days
Palm Beach	56 days

