

Unit LP 09 - Montecito

LP 09 - 616 Clearwater Park Dr, West Palm Beach, FL, Palm Beach 33401

Unit Information

MLS Number: RX-10951616
 Status: Active
 Size: 1,135 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 2+ Spaces, Garage - Building
 View: Lake
 List Price: \$400,000
 List PPSF: \$352
 Valuated Price: \$407,000
 Valuated PPSF: \$377

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: 186
 Number of active listings for rent: 9
 Number of active listings for sale: 10
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 11
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 3

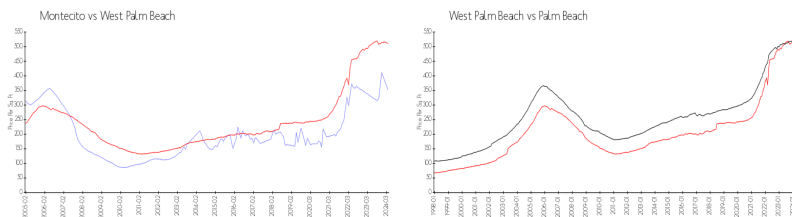
Building Association Information

Montecito Palm Beach Condominium Association 616 Clearwater Park Rd, West Palm Beach, FL 33401
 (561) 514-9800

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
Lp13	1,315 sq ft	Apr 2024	\$494,000	\$376
807	690 sq ft	Apr 2024	\$290,000	\$420
1109	1,112 sq ft	Mar 2024	\$350,000	\$315
108	690 sq ft	Dec 2023	\$255,000	\$370
1112	1,130 sq ft	Nov 2023	\$329,000	\$291

Market Information

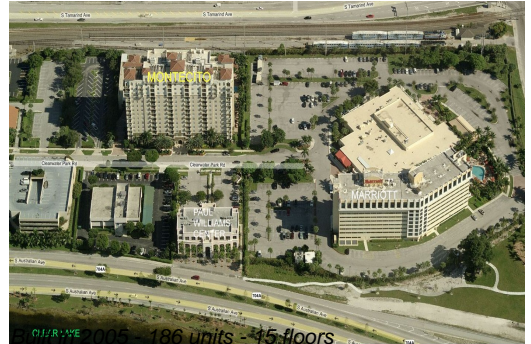


Montecito: \$351/sq. ft. West Palm Beach: \$511/sq. ft.
 West Palm Beach: \$511/sq. ft. Palm Beach: \$475/sq. ft.

Inventory for Sale

Montecito 5%
 West Palm Beach 4%
 Palm Beach 3%

Avg. Time to Close Over Last 12 Months



Montecito
West Palm Beach
Palm Beach

38 days
52 days
56 days