

Unit 457 - Old Port Cove Lake Point Tower

457 - 100 Lakeshore Dr, North Palm Beach, FL, Palm Beach 33408

Unit Information

MLS Number:	RX-10953130
Status:	Active
Size:	3,120 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Assigned, Garage - Building
View:	Intracoastal, Ocean
List Price:	\$1,195,000
List PPSF:	\$383
Valuated Price:	\$1,085,000
Valuated PPSF:	\$410

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:	177
Number of active listings for rent:	0
Number of active listings for sale:	6
Building inventory for sale:	3%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	4

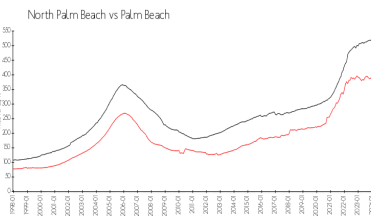
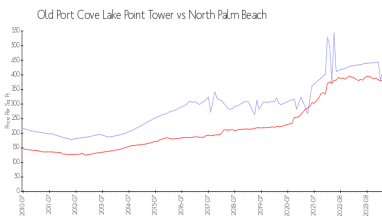
Building Association Information

Old Port Cove Corporation
 1200 US Highway No 1
 North Palm Beach, FL 33408
 Phone: (561) 626-1350

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1256	2,541 sq ft	Mar 2024	\$1,100,000	\$433
1051	4,296 sq ft	Mar 2024	\$2,275,000	\$530
1657	2,645 sq ft	Feb 2024	\$1,030,000	\$389
2157	3,120 sq ft	Feb 2024	\$1,200,000	\$385
L11	7,524 sq ft	Jan 2024	\$3,052,500	\$406
1954	2,689 sq ft	Jan 2024	\$885,000	\$329

Market Information



Old Port Cove Lake Point Tower: \$431/sq. ft.
 North Palm Beach: \$385/sq. ft.

North Palm Beach: \$385/sq. ft.
 Palm Beach: \$475/sq. ft.

Inventory for Sale

Old Port Cove Lake Point Tower	3%
North Palm Beach	5%
Palm Beach	3%



Avg. Time to Close Over Last 12 Months

Old Port Cove Lake Point Tower	108 days
North Palm Beach	68 days
Palm Beach	56 days