# **Unit 407 - Thirty Five Sixty**

407 - 3560 S Ocean Blvd, South Palm Beach, FL, Palm Beach 33480

#### **Unit Information**

 MLS Number:
 RX-10963156

 Status:
 Active

 Size:
 1,595 Sq ft.

 Bedrooms:
 2

 Full Bathrooms:
 2

 Half Bathrooms:
 0

 Parking Spaces:
 Covered

 View:
 Ocean

 List Price:
 \$645,000

 List PPSF:
 \$404

 Valuated Price:
 \$675,000

 Valuated PPSF:
 \$504

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: 120
Number of active listings for rent: 0
Number of active listings for sale: 7
Building inventory for sale: 5%
Number of sales over the last 12 months: 7
Number of sales over the last 6 months: 3
Number of sales over the last 3 months: 1

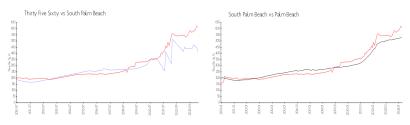
### **Building Association Information**

Thirty-Five Sixty Condominium 3560 Condominium Associates Inc 3560 South Ocean Boulevard Palm Beach, FL 33480 Phone: (561) 588-2323

### **Recent Sales**

Unit #	Size	Closing Date	Sale Price	PPSF
306	1,595 sq ft	Mar 2024	\$592,000	\$371
406	1,542 sq ft	Dec 2023	\$630,000	\$409
414	1,384 sq ft	Nov 2023	\$475,000	\$343
403	1,550 sq ft	Oct 2023	\$510,000	\$329
303	1,542 sq ft	Sep 2023	\$520,000	\$337

### **Market Information**



Thirty Five Sixty: \$412/sq. ft. South Palm Beach: \$611/sq. ft. South Palm Beach: \$475/sq. ft. Palm Beach: \$475/sq. ft.

## **Inventory for Sale**

Thirty Five Sixty 6%
South Palm Beach 6%
Palm Beach 3%





# Avg. Time to Close Over Last 12 Months

Thirty Five Sixty 128 days
South Palm Beach 75 days
Palm Beach 56 days