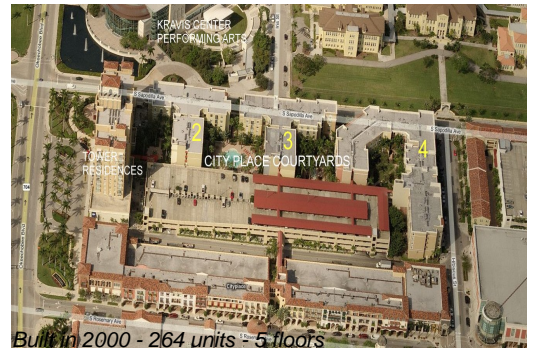


Unit 405 - 4A - City Place Courtyards

405 - 4A - 630 S Sopadilla Ave, West Palm Beach, FL, Palm Beach 33401

Unit Information

MLS Number:	RX-10968856
Status:	Active
Size:	800 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Assigned, Vehicle Restrictions
View:	City
List Price:	\$389,000
List PPSF:	\$486
Valuated Price:	\$350,000
Valuated PPSF:	\$438



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:	264
Number of active listings for rent:	20
Number of active listings for sale:	8
Building inventory for sale:	3%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

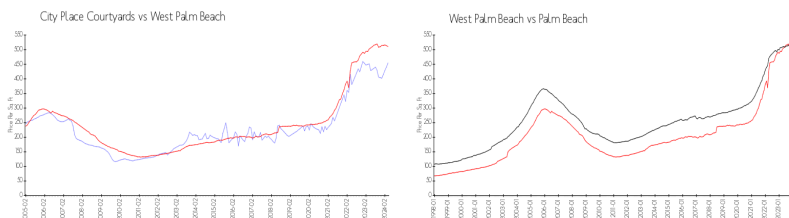
Building Association Information

Courtyards In City Place Condominium Assoc 720 Sapodilla Avenue
 West Palm Beach, FL33401
 (561) 655-3512

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
322	1,120 sq ft	Mar 2024	\$450,000	\$402
101	775 sq ft	Mar 2024	\$300,000	\$387
207	1,120 sq ft	Dec 2023	\$480,000	\$429
311	1,120 sq ft	Dec 2023	\$450,000	\$402
513	1,120 sq ft	Oct 2023	\$530,000	\$473
204	1,140 sq ft	Oct 2023	\$419,000	\$368

Market Information



City Place Courtyards:	\$455/sq. ft.	West Palm Beach:	\$511/sq. ft.
West Palm Beach:	\$511/sq. ft.	Palm Beach:	\$475/sq. ft.

Inventory for Sale

City Place Courtyards	3%
West Palm Beach	4%
Palm Beach	3%

Avg. Time to Close Over Last 12 Months

City Place Courtyards	57 days
West Palm Beach	52 days
Palm Beach	56 days