

Unit 402 - OceanTree

402 - 3400 N Ocean Dr, Singer Island, FL, Palm Beach 33404

Unit Information

MLS Number:	RX-10970557
Status:	Active
Size:	2,103 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Assigned,Garage - Building,Guest
View:	Garden,Ocean,Pool
List Price:	\$1,200,000
List PPSF:	\$571
Valuated Price:	\$878,000
Valuated PPSF:	\$528

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:	146
Number of active listings for rent:	7
Number of active listings for sale:	9
Building inventory for sale:	6%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

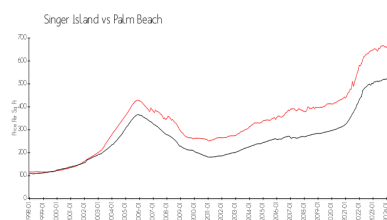
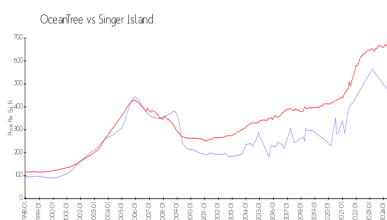
Building Association Information

Ocean Tree Condominium Association
3400 N Ocean Drive Apartment 107
West Palm Beach, FL 33404-3201
(561) 845-6050

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
506	1,479 sq ft	Aug 2023	\$720,000	\$487

Market Information



OceanTree:	\$470/sq. ft.	Singer Island:	\$660/sq. ft.
Singer Island:	\$660/sq. ft.	Palm Beach:	\$476/sq. ft.

Inventory for Sale

OceanTree	6%
Singer Island	4%
Palm Beach	3%

Avg. Time to Close Over Last 12 Months

OceanTree	105 days
Singer Island	83 days



Built in 1978 - 146 units - 20 floors

Palm Beach

57 days