

# Unit T-31 - Old Port Cove Tower 3

T-31 - 120-126 Lakeshore Dr, North Palm Beach, FL, Palm Beach 33408

## Unit Information

MLS Number:	RX-10970601
Status:	Active Under Contract
Size:	1,598 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Guest
View:	Lagoon, Marina
List Price:	\$389,000
List PPSF:	\$243
Valuated Price:	\$528,000
Valuated PPSF:	\$371

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:	165
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:	8
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

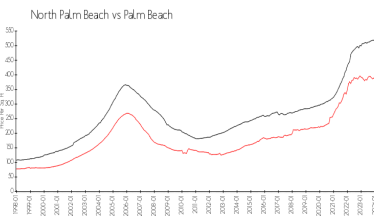
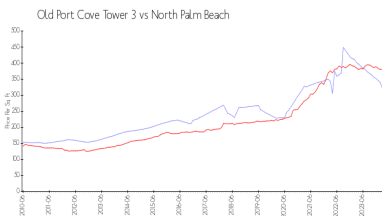
## Building Association Information

Old Port Cove  
 Condominium Association Three Inc  
 124 Lakeshore Drive Apartment 1129  
 North Palm Beach, FL 33408  
 Phone: (561) 626-3982

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
G-39	2,164 sq ft	Apr 2024	\$990,000	\$457
3340	1,968 sq ft	Mar 2024	\$500,000	\$254
3270	1,424 sq ft	Dec 2023	\$410,000	\$288
630	1,424 sq ft	Dec 2023	\$463,125	\$325
6280	2,800 sq ft	Dec 2023	\$975,000	\$348

## Market Information

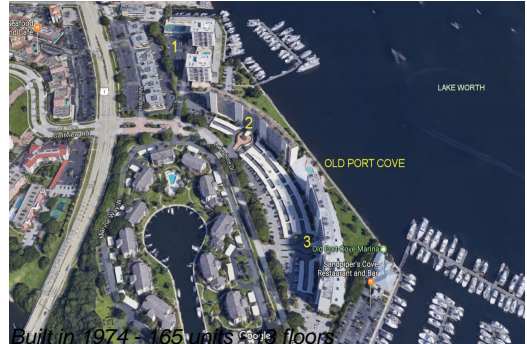


Old Port Cove Tower 3: \$355/sq. ft.  
 North Palm Beach: \$385/sq. ft.

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

## Inventory for Sale

Old Port Cove Tower 3	4%
North Palm Beach	5%
Palm Beach	3%



### **Avg. Time to Close Over Last 12 Months**

Old Port Cove Tower 3	70 days
North Palm Beach	68 days
Palm Beach	56 days