

Unit 301 - Aberdeen Arms

301 - 4750 S Ocean Blvd, Highland Beach, FL, Palm Beach 33487

Unit Information

MLS Number:	RX-10975695
Status:	Active
Size:	1,508 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2+ Spaces,Assigned,Covered,Under Building
View:	Intracoastal,Marina
List Price:	\$1,000,000
List PPSF:	\$663
Valuated Price:	\$681,000
Valuated PPSF:	\$482

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:	115
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	3%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

Building Association Information

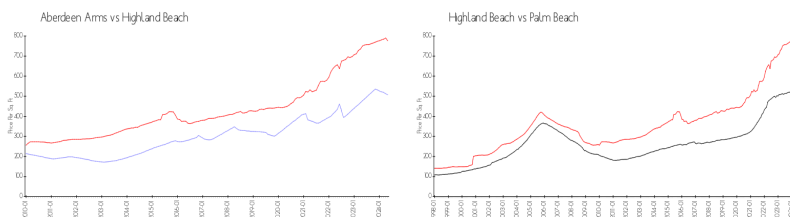
Aberdeen Arms Association
4750 South Ocean Boulevard Apartment 305
Highland Beach, FL 33487
Phone: (561) 395-0949

<http://www.aberdeenarms.net>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
310	1,532 sq ft	Mar 2024	\$970,000	\$633
309	1,532 sq ft	Dec 2023	\$970,000	\$633
501	1,412 sq ft	Dec 2023	\$730,000	\$517
Ph1	1,412 sq ft	Nov 2023	\$770,000	\$545

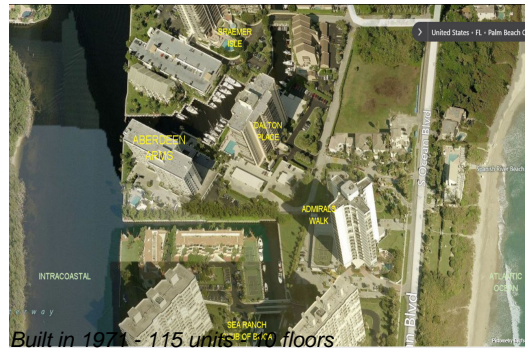
Market Information



Aberdeen Arms:	\$508/sq. ft.	Highland Beach:	\$775/sq. ft.
Highland Beach:	\$775/sq. ft.	Palm Beach:	\$476/sq. ft.

Inventory for Sale

Aberdeen Arms	3%
Highland Beach	3%



Palm Beach	3%
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Avg. Time to Close Over Last 12 Months

Aberdeen Arms	80 days
Highland Beach	71 days
Palm Beach	57 days