

Unit 407B - Old Port Cove Tower 1 (A & B)

407B - 1200 Marine Wy, North Palm Beach, FL, Palm Beach 33408

Unit Information

MLS Number: RX-10979873
 Status: Active
 Size: 1,368 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned,Covered,Garage - Building,Guest,Open
 View: City
 List Price: \$319,000
 List PPSF: \$233
 Valuated Price: \$288,000
 Valuated PPSF: \$240

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: 186
 Number of active listings for rent: 0
 Number of active listings for sale: 16
 Building inventory for sale: 8%
 Number of sales over the last 12 months: 12
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 3

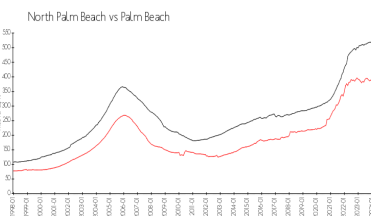
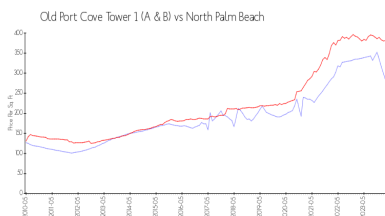
Building Association Information

Old Port Cove Condo Association
 115 Lakeshore Dr Apt 746
 North Palm Beach, FL 33408
 (561) 626-0510

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 701 | 1,324 sq ft | Apr 2024 | \$440,000 | \$332 |
| B401 | 1,120 sq ft | Mar 2024 | \$390,000 | \$348 |
| A-901 | 1,120 sq ft | Mar 2024 | \$460,000 | \$411 |
| G3 | 1,682 sq ft | Nov 2023 | \$460,000 | \$273 |
| 308 | 1,120 sq ft | Nov 2023 | \$430,000 | \$384 |

Market Information



Old Port Cove Tower 1 (A & B): \$265/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 1 (A & B) 9%
 North Palm Beach 5%
 Palm Beach 3%



Avg. Time to Close Over Last 12 Months

| | |
|-------------------------------|----------|
| Old Port Cove Tower 1 (A & B) | 159 days |
| North Palm Beach | 67 days |
| Palm Beach | 56 days |