

# Unit 437 - Old Port Cove Tower 3

437 - 120-126 Lakeshore Dr, North Palm Beach, FL, Palm Beach 33408

## Unit Information

MLS Number: RX-10981447  
 Status: Active  
 Size: 2,120 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Assigned, Carport - Attached, Covered, Vehicle Restrictions  
 View: Intracoastal, Marina  
 List Price: \$879,000  
 List PPSF: \$415  
 Valuated Price: \$624,000  
 Valuated PPSF: \$342

*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

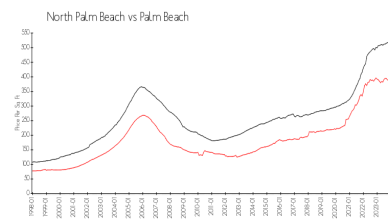
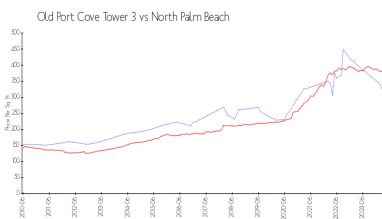
## Building Association Information

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

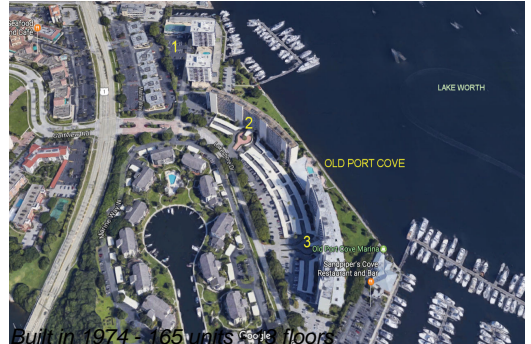


Old Port Cove Tower 3: \$355/sq. ft.  
 North Palm Beach: \$385/sq. ft.

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