

# Unit 503S - Twenty Six Hundred (North-South&West)

503S - 2600 S Ocean Blvd, South Palm Beach, FL, Palm Beach 33480

## Unit Information

|                 |                    |
|-----------------|--------------------|
| MLS Number:     | RX-10938268        |
| Status:         | Active             |
| Size:           | 2,001 Sq ft.       |
| Bedrooms:       | 2                  |
| Full Bathrooms: | 2                  |
| Half Bathrooms: | 0                  |
| Parking Spaces: | 2+ Spaces,Assigned |
| View:           | Ocean,Pool         |
| List Price:     | \$1,999,000        |
| List PPSF:      | \$999              |
| Valuated Price: | \$1,899,000        |
| Valuated PPSF:  | \$1,270            |

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:                         | 80 |
| Number of active listings for rent:      | 0  |
| Number of active listings for sale:      | 3  |
| Building inventory for sale:             | 3% |
| Number of sales over the last 12 months: | 7  |
| Number of sales over the last 6 months:  | 5  |
| Number of sales over the last 3 months:  | 5  |

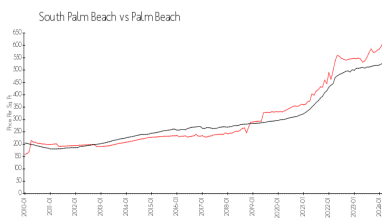
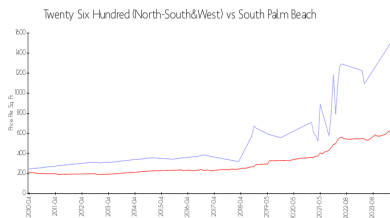
## Building Association Information

2600 Condo  
 Address: 2600 S Ocean Blvd,  
 Palm Beach, FL 33480,  
 Phone:+1 561-585-3189

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF    |
|--------|-------------|--------------|-------------|---------|
| 302 N  | 3,402 sq ft | Feb 2024     | \$3,700,000 | \$1,088 |

## Market Information



|  |                |                   |               |
|--|----------------|-------------------|---------------|
| Twenty Six Hundred (North-South&West): | \$1503/sq. ft. | South Palm Beach: | \$611/sq. ft. |
| South Palm Beach:                      | \$611/sq. ft.  | Palm Beach:       | \$475/sq. ft. |

## Inventory for Sale

|                                       |    |
|---------------------------------------|----|
| Twenty Six Hundred (North-South&West) | 4% |
| South Palm Beach                      | 6% |
| Palm Beach                            | 3% |

## Avg. Time to Close Over Last 12 Months



|                                       |         |
|---------------------------------------|---------|
| Twenty Six Hundred (North-South&West) | n/a     |
| South Palm Beach                      | 75 days |
| Palm Beach                            | 56 days |