

Unit 204-S - Halcyon

204-S - 3440 S Ocean Blvd, Palm Beach, FL, Palm Beach 33480

Unit Information

MLS Number:	RX-10939147
Status:	Active Under Contract
Size:	2,608 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Assigned, Garage - Building
View:	Garden, Intracoastal, Ocean
List Price:	\$1,495,000
List PPSF:	\$573
Valuated Price:	\$891,000
Valuated PPSF:	\$429

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:	104
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	1%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	4

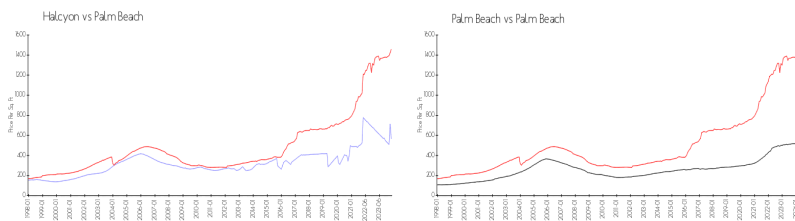
Building Association Information

Halcyon Of Palm Beach
 The Condominium Management
 3440 S Ocean Blvd,
 Palm Beach, FL 33480
 (561) 582-3952

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
103s	4,619 sq ft	Apr 2024	\$1,407,000	\$305
508s	1,886 sq ft	Mar 2024	\$1,250,000	\$663
202n	2,900 sq ft	Mar 2024	\$2,185,000	\$753
207 S	1,776 sq ft	Mar 2024	\$715,000	\$403
608n	1,886 sq ft	Oct 2023	\$1,850,000	\$981
302-S	2,131 sq ft	Oct 2023	\$2,950,000	\$1,384

Market Information



Halcyon:	\$570/sq. ft.	Palm Beach:	\$1459/sq. ft.
Palm Beach:	\$1459/sq. ft.	Palm Beach:	\$475/sq. ft.

Inventory for Sale

Halcyon	2%
Palm Beach	4%
Palm Beach	3%



Avg. Time to Close Over Last 12 Months

Halcyon	n/a
Palm Beach	81 days
Palm Beach	56 days