

Unit S-304 - Enclave of Palm Beach

S-304 - 3170 S Ocean Blvd, Palm Beach, FL, Palm Beach 33480

Unit Information

| | |
|-----------------|-----------------------------|
| MLS Number: | RX-10964046 |
| Status: | Active |
| Size: | 2,840 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | Assigned, Garage - Attached |
| View: | Ocean, Pool |
| List Price: | \$1,695,000 |
| List PPSF: | \$597 |
| Valuated Price: | \$1,950,000 |
| Valuated PPSF: | \$830 |

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: | 72 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 4 |
| Building inventory for sale: | 5% |
| Number of sales over the last 12 months: | 4 |
| Number of sales over the last 6 months: | 1 |
| Number of sales over the last 3 months: | 0 |

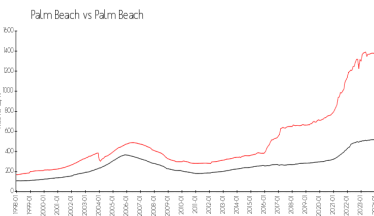
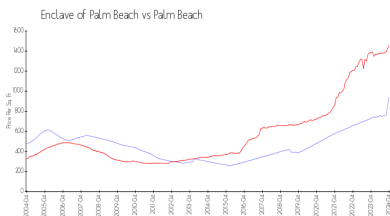
Building Association Information

Enclave of Palm Beach Condominium Association Inc,
3170 S Ocean Blvd, Palm Beach, FL 33480
Phone: (561) 582-1100

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|---------|
| N204 | 2,840 sq ft | Feb 2024 | \$1,400,000 | \$493 |
| 403n | 3,612 sq ft | Oct 2023 | \$4,800,000 | \$1,329 |
| 506s | 3,550 sq ft | Jun 2023 | \$3,200,000 | \$901 |
| 301 S | 2,840 sq ft | Jun 2023 | \$1,800,000 | \$634 |

Market Information



| | | | |
|------------------------|----------------|-------------|----------------|
| Enclave of Palm Beach: | \$942/sq. ft. | Palm Beach: | \$1459/sq. ft. |
| Palm Beach: | \$1459/sq. ft. | Palm Beach: | \$475/sq. ft. |

Inventory for Sale

| | |
|-----------------------|----|
| Enclave of Palm Beach | 6% |
| Palm Beach | 4% |
| Palm Beach | 3% |

Avg. Time to Close Over Last 12 Months



Enclave of Palm Beach
Palm Beach
Palm Beach

n/a
81 days
56 days