

Unit LP 04 - Montecito

LP 04 - 616 Clearwater Park Dr, West Palm Beach, FL, Palm Beach 33401

Unit Information

MLS Number:	B26006157
Status:	Active
Size:	1,120 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Detached Garage,Garage
View:	Lake,Water
List Price:	\$432,500
List PPSF:	\$386
Valuated Price:	\$361,000
Valuated PPSF:	\$334

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:	9
Number of active listings for sale:	14
Building inventory for sale:	7%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	3

Building Association Information

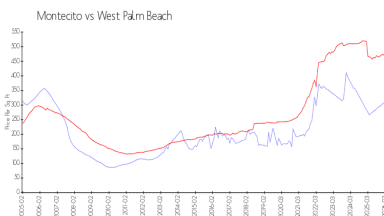
Montecito Palm Beach Condominium Association 616 Clearwater Park Rd, West Palm Beach, FL 33401
(561) 514-9800

<https://>

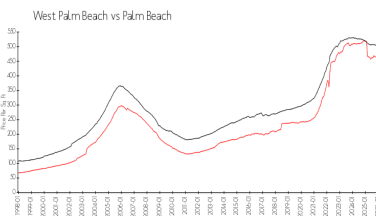
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
Apt 812	1,130 sq ft	Mar 2026	\$338,000	\$299
1107	696 sq ft	Jan 2026	\$215,000	\$309
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904	1,080 sq ft	Dec 2025	\$311,500	\$288
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Market Information



Montecito: \$311/sq. ft.
West Palm Beach: \$479/sq. ft.

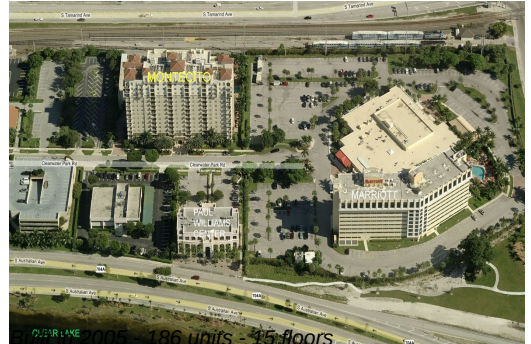


West Palm Beach: \$479/sq. ft.
Palm Beach: \$456/sq. ft.

Inventory for Sale

Montecito	8%
West Palm Beach	5%
Palm Beach	6%

Avg. Time to Close Over Last 12 Months



Montecito
West Palm Beach
Palm Beach

53 days
69 days
78 days