

Unit PH-2 - Lands of the President 3

PH-2 - 2400 Presidential Wy, West Palm Beach, FL, Palm Beach 33401

Unit Information

MLS Number:	F10554297
Status:	Active
Size:	894 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Assigned,Covered,Garage,Guest
View:	Intracoastal,Golf Course,Water
List Price:	\$189,000
List PPSF:	\$211
Valuated Price:	\$173,000
Valuated PPSF:	\$193

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:	114
Number of active listings for rent:	0
Number of active listings for sale:	21
Building inventory for sale:	18%
Number of sales over the last 12 months:	20
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	6

Building Association Information

The Land Of The President Condominium Three Association Inc
Lincoln Tower
2400 Presidential Way Wa10
West Palm Beach, FL33401
(561) 686-2972

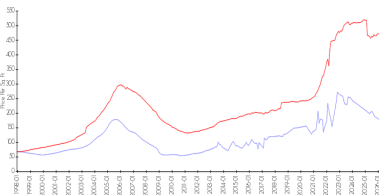
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Recent Sales

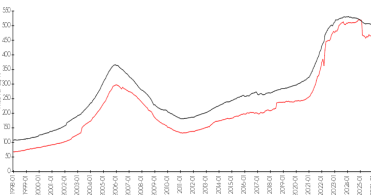
Unit #	Size	Closing Date	Sale Price	PPSF
602	894 sq ft	Feb 2026	\$125,000	\$140
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1903	1,206 sq ft	Jan 2026	\$300,000	\$249
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1204	1,499 sq ft	Jan 2026	\$359,000	\$239
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Market Information

Lands of the President 3 vs West Palm Beach



West Palm Beach vs Palm Beach

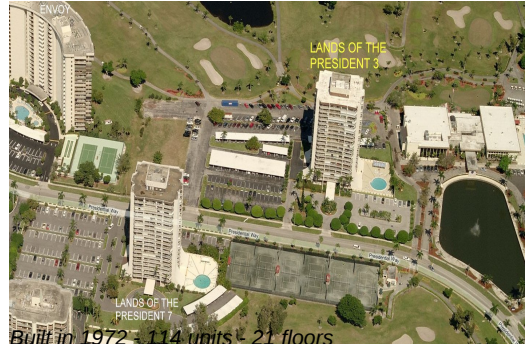


Lands of the President 3: \$175/sq. ft.
West Palm Beach: \$479/sq. ft.

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Palm Beach: \$456/sq. ft.

Inventory for Sale

Lands of the President 3	18%
West Palm Beach	5%



Palm Beach	6%
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Avg. Time to Close Over Last 12 Months

Lands of the President 3	78 days
West Palm Beach	69 days
Palm Beach	78 days