

Unit 101 - Montecito

101 - 616 Clearwater Park Dr, West Palm Beach, FL, Palm Beach 33401

Unit Information

MLS Number: F10554882
 Status: Active
 Size: 1,112 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces:
 View: Other
 List Price: \$419,900
 List PPSF: \$378
 Valuated Price: \$332,000
 Valuated PPSF: \$294

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

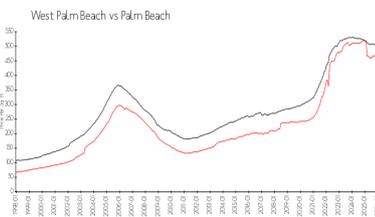
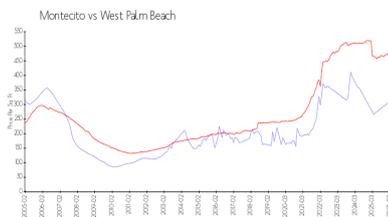
Montecito Palm Beach Condominium Association 616 Clearwater Park Rd, West Palm Beach, FL 33401
 (561) 514-9800

<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