

# Unit 409 - Two City Plaza

409 - 701 S Olive Av, West Palm Beach, FL, Palm Beach 33401

## Unit Information

MLS Number: R11123095  
 Status: Active  
 Size: 895 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: Assigned, Garage  
 View: City, Garden  
 List Price: \$610,000  
 List PPSF: \$682  
 Valuated Price: \$611,000  
 Valuated PPSF: \$683

*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.*

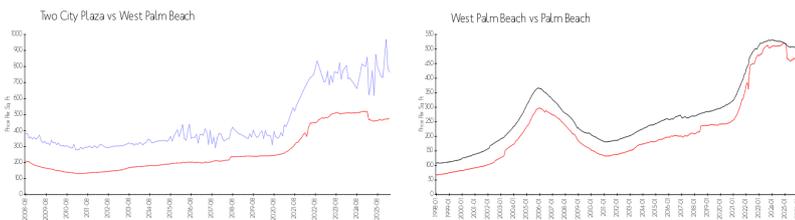
## Building Information

Number of units: 448  
 Number of active listings for rent: 5  
 Number of active listings for sale: 23  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 62  
 Number of sales over the last 6 months: 30  
 Number of sales over the last 3 months: 20

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1027	1,648 sq ft	Mar 2026	\$960,000	\$583
317	959 sq ft	Mar 2026	\$660,000	\$688
912	1,170 sq ft	Feb 2026	\$725,000	\$620
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1004	1,625 sq ft	Feb 2026	\$1,198,620	\$738
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## Market Information



Two City Plaza: \$764/sq. ft.  
 West Palm Beach: \$479/sq. ft.  
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 Palm Beach: \$456/sq. ft.

## Inventory for Sale

Two City Plaza: 5%  
 West Palm Beach: 5%  
 Palm Beach: 6%

## Avg. Time to Close Over Last 12 Months

Two City Plaza: 56 days  
 West Palm Beach: 69 days  
 Palm Beach: 78 days

