

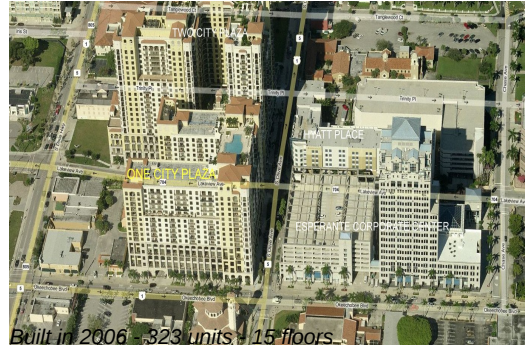
Unit 420 - One City Plaza

420 - 801 S Olive Av, West Palm Beach, FL, Palm Beach 33401

Unit Information

MLS Number:	R11139476
Status:	Active
Size:	889 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Assigned,Garage,Guest
View:	City
List Price:	\$438,900
List PPSF:	\$494
Valuated Price:	\$539,000
Valuated PPSF:	\$606

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:	323
Number of active listings for rent:	11
Number of active listings for sale:	25
Building inventory for sale:	7%
Number of sales over the last 12 months:	37
Number of sales over the last 6 months:	14
Number of sales over the last 3 months:	4

Building Association Information

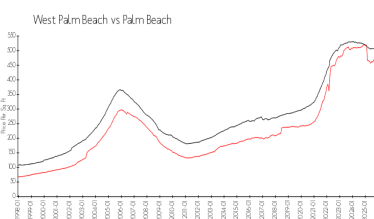
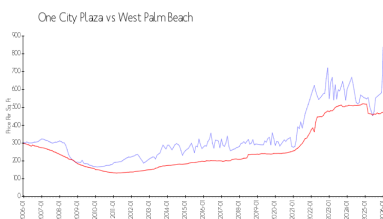
One City Plaza Condominium
801 S Olive Avenue West Palm Beach 33401
(561) 833-2980

<https://www.onecityplaza.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1405	2,062 sq ft	Mar 2026	\$1,900,000	\$921
908	1,333 sq ft	Mar 2026	\$1,200,000	\$900
1603	1,509 sq ft	Jan 2026	\$1,650,000	\$1,093
1603	1,509 sq ft	Jan 2026	\$1,650,000	\$1,093
902	1,333 sq ft	Dec 2025	\$855,000	\$641
902	1,333 sq ft	Dec 2025	\$855,000	\$641
1404	1,475 sq ft	Dec 2025	\$1,250,000	\$847
1404	1,475 sq ft	Dec 2025	\$1,250,000	\$847
804	1,333 sq ft	Dec 2025	\$725,000	\$544
804	1,333 sq ft	Dec 2025	\$725,000	\$544

Market Information



One City Plaza: \$723/sq. ft.
West Palm Beach: \$479/sq. ft.

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

Inventory for Sale

One City Plaza 8%

West Palm Beach	5%
Palm Beach	6%

Avg. Time to Close Over Last 12 Months

One City Plaza	74 days
West Palm Beach	69 days
Palm Beach	78 days