

Unit 713 - Montecito

713 - 616 Clearwater Park Dr, West Palm Beach, FL, Palm Beach 33401

Unit Information

MLS Number: R11159809
 Status: Active
 Size: 1,112 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Deeded, Garage
 View: Lake, City
 List Price: \$385,000
 List PPSF: \$346
 Valuated Price: \$352,000
 Valuated PPSF: \$312

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

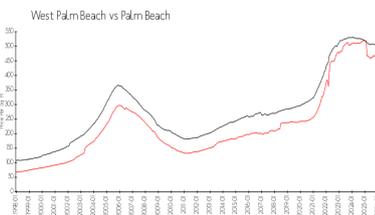
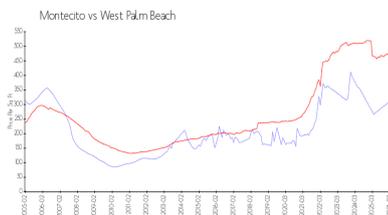
Montecito Palm Beach Condominium Association 616 Clearwater Park Rd, West Palm Beach, FL 33401
 (561) 514-9800

<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
1107	696 sq ft	Jan 2026	\$215,000	\$309
904	1,080 sq ft	Dec 2025	\$311,500	\$288
904	1,080 sq ft	Dec 2025	\$311,500	\$288

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