

# Unit 407B - Old Port Cove Tower 1 (A & B)

407B - 1200 Marine Wy, North Palm Beach, FL, Palm Beach 33408

## Unit Information

MLS Number: RX-10979873  
 Status: Active  
 Size: 1,368 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned,Covered,Garage - Building,Guest,Open  
 View: City  
 List Price: \$319,000  
 List PPSF: \$233  
 Valuated Price: \$288,000  
 Valuated PPSF: \$240

*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: 0  
 Number of active listings for sale: 16  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 3

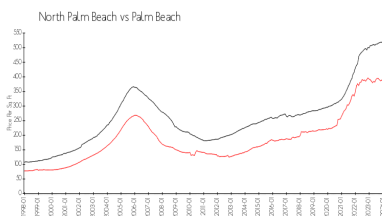
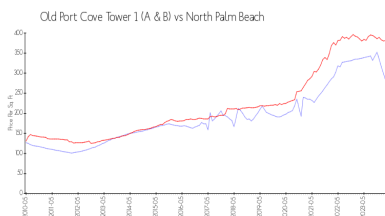
## Building Association Information

Old Port Cove Condo Association  
 115 Lakeshore Dr Apt 746  
 North Palm Beach, FL 33408  
 (561) 626-0510

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
701	1,324 sq ft	Apr 2024	\$440,000	\$332
B401	1,120 sq ft	Mar 2024	\$390,000	\$348
A-901	1,120 sq ft	Mar 2024	\$460,000	\$411
G3	1,682 sq ft	Nov 2023	\$460,000	\$273
308	1,120 sq ft	Nov 2023	\$430,000	\$384

## Market Information

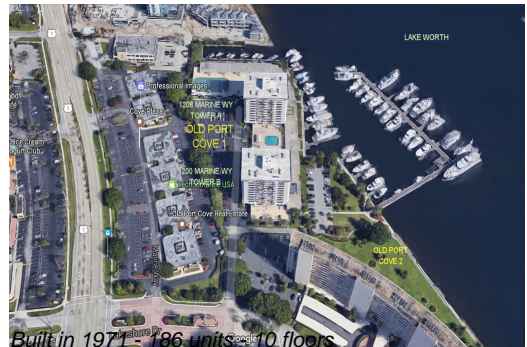


Old Port Cove Tower 1 (A & B): \$265/sq. ft.  
 North Palm Beach: \$385/sq. ft.

North Palm Beach: \$385/sq. ft.  
 Palm Beach: \$475/sq. ft.

## Inventory for Sale

Old Port Cove Tower 1 (A & B) 9%  
 North Palm Beach 5%  
 Palm Beach 3%



**Avg. Time to Close Over Last 12 Months**

Old Port Cove Tower 1 (A & B)	159 days
North Palm Beach	67 days
Palm Beach	56 days