

Unit 1401 - City Place South Tower

1401 - 550 Okeechobee Blvd, West Palm Beach, FL, Palm Beach 33401

Unit Information

| | |
|-----------------|---------------------------------|
| MLS Number: | RX-11083201 |
| Status: | Active |
| Size: | 1,709 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 2+ Spaces |
| View: | City, Intracoastal, Ocean, Pool |
| List Price: | \$1,500,000 |
| List PPSF: | \$878 |
| Valuated Price: | \$1,248,000 |
| Valuated PPSF: | \$777 |

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.

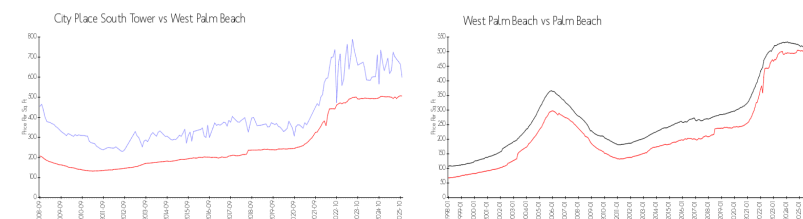
Building Information

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|--|-----|
| Number of units: | 421 |
| Number of active listings for rent: | 9 |
| Number of active listings for sale: | 24 |
| Building inventory for sale: | 5% |
| Number of sales over the last 12 months: | 23 |
| Number of sales over the last 6 months: | 10 |
| Number of sales over the last 3 months: | 9 |

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 509 | 1,226 sq ft | Dec 2025 | \$704,000 | \$574 |
| 601 | 1,441 sq ft | Dec 2025 | \$720,000 | \$500 |
| 821 | 755 sq ft | Dec 2025 | \$404,240 | \$535 |
| 1817 | 1,120 sq ft | Nov 2025 | \$840,000 | \$750 |
| 608 | 1,120 sq ft | Nov 2025 | \$620,000 | \$554 |
| Uph-15 | 1,205 sq ft | Nov 2025 | \$870,000 | \$722 |

Market Information



| | | | |
|-------------------------|---------------|------------------|---------------|
| City Place South Tower: | \$600/sq. ft. | West Palm Beach: | \$506/sq. ft. |
| West Palm Beach: | \$506/sq. ft. | Palm Beach: | \$453/sq. ft. |

Inventory for Sale

| | |
|------------------------|----|
| City Place South Tower | 6% |
| West Palm Beach | 3% |
| Palm Beach | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|------------------------|---------|
| City Place South Tower | 73 days |
| West Palm Beach | 69 days |
| Palm Beach | 77 days |

