

Unit 409 - Two City Plaza

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

Unit Information

MLS Number:	RX-11123095
Status:	Active
Size:	895 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Assigned,Garage - Building
View:	City,Garden
List Price:	\$649,000
List PPSF:	\$725
Valuated Price:	\$577,000
Valuated PPSF:	\$645

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.

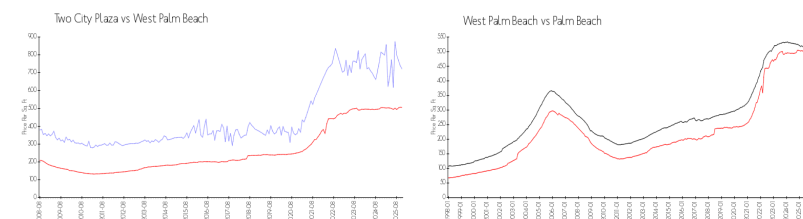
Building Information

Number of units:	448
Number of active listings for rent:	5
Number of active listings for sale:	13
Building inventory for sale:	2%
Number of sales over the last 12 months:	24
Number of sales over the last 6 months:	15
Number of sales over the last 3 months:	5

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
307	895 sq ft	Nov 2025	\$592,000	\$661
626	1,373 sq ft	Nov 2025	\$780,000	\$568
1014	1,082 sq ft	Oct 2025	\$735,000	\$679
714	1,082 sq ft	Oct 2025	\$625,000	\$578
211	2,117 sq ft	Sep 2025	\$1,952,500	\$922
1817	1,373 sq ft	Sep 2025	\$800,000	\$583

Market Information



Two City Plaza:	\$721/sq. ft.	West Palm Beach:	\$506/sq. ft.
West Palm Beach:	\$506/sq. ft.	Palm Beach:	\$453/sq. ft.

Inventory for Sale

Two City Plaza	3%
West Palm Beach	3%
Palm Beach	3%

Avg. Time to Close Over Last 12 Months

Two City Plaza	62 days
West Palm Beach	69 days
Palm Beach	77 days

