

Unit LP 06 - Montecito

LP 06 - 616 Clearwater Park Dr, West Palm Beach, FL, Palm Beach 33401

Unit Information

MLS Number:	RX-11133295
Status:	Active
Size:	1,112 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2+ Spaces
View:	Lake
List Price:	\$450,000
List PPSF:	\$405
Valuated Price:	\$367,000
Valuated PPSF:	\$340

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:	10
Building inventory for sale:	5%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	3

Building Association Information

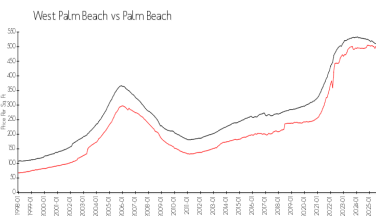
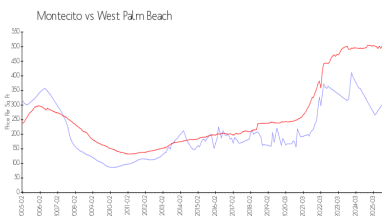
Montecito Palm Beach Condominium Association 616 Clearwater Park Rd, West Palm Beach, FL 33401
(561) 514-9800

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
812	1,145 sq ft	Nov 2025	\$310,000	\$271
102	690 sq ft	Nov 2025	\$235,000	\$341
212	1,145 sq ft	Nov 2025	\$285,000	\$249
1203	696 sq ft	Jun 2025	\$242,500	\$348
513	1,112 sq ft	Apr 2025	\$294,990	\$265

Market Information

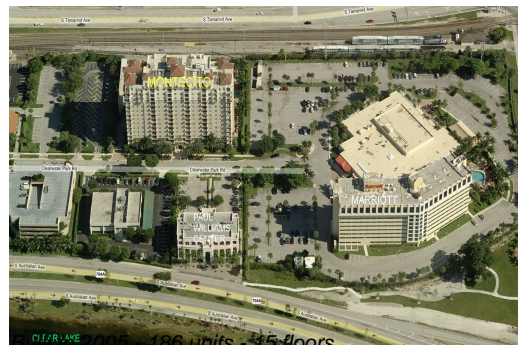


Montecito:	\$316/sq. ft.	West Palm Beach:	\$506/sq. ft.
West Palm Beach:	\$506/sq. ft.	Palm Beach:	\$453/sq. ft.

Inventory for Sale

Montecito	5%
West Palm Beach	3%
Palm Beach	3%

Avg. Time to Close Over Last 12 Months



Montecito
West Palm Beach
Palm Beach

56 days
69 days
77 days