

Unit 1221 - City Place South Tower

1221 - 550 Okeechobee Blvd, West Palm Beach, FL, Palm Beach 33401

Unit Information

MLS Number: RX-11137310
 Status: Active
 Size: 790 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: Assigned,Covered,Garage - Building,Guest
 View: City,Intracoastal,Lake,Ocean
 List Price: \$550,000
 List PPSF: \$696
 Valuated Price: \$406,000
 Valuated PPSF: \$538

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.

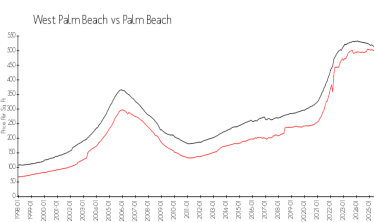
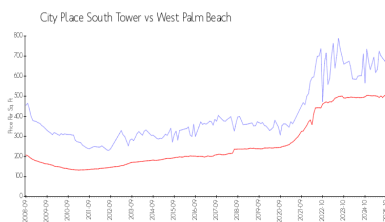
Building Information

Number of units: 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

