

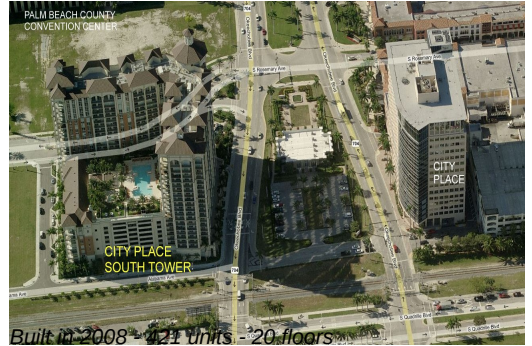
Unit 121 - City Place South Tower

121 - 550 Okeechobee Blvd, West Palm Beach, FL, Palm Beach 33401

Unit Information

MLS Number:	RX-11144476
Status:	Active
Size:	905 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Assigned,Garage - Building
View:	
List Price:	\$495,000
List PPSF:	\$547
Valuated Price:	\$436,000
Valuated PPSF:	\$482

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.



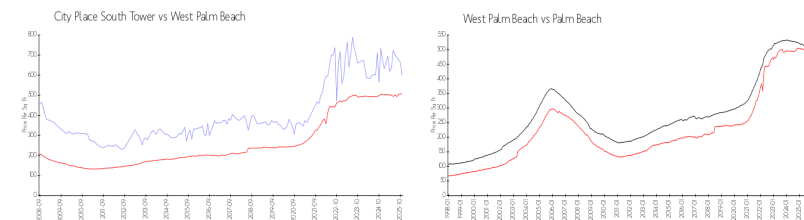
Building Information

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