

# Unit 1224 - Two City Plaza

1224 - 701 S Olive Av, West Palm Beach, FL, Palm Beach 33401

## Unit Information

|                 |                                  |
|-----------------|----------------------------------|
| MLS Number:     | RX-11155053                      |
| Status:         | Active                           |
| Size:           | 2,156 Sq ft.                     |
| Bedrooms:       | 2                                |
| Full Bathrooms: | 2                                |
| Half Bathrooms: | 1                                |
| Parking Spaces: | Assigned,Garage - Building,Guest |
| View:           | City,Intracoastal,Ocean          |
| List Price:     | \$1,700,000                      |
| List PPSF:      | \$788                            |
| Valuated Price: | \$1,594,000                      |
| Valuated PPSF:  | \$739                            |

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.

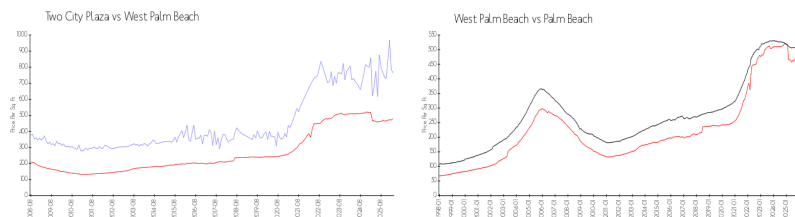
## Building Information

|                                          |     |
|------------------------------------------|-----|
| Number of units:                         | 448 |
| Number of active listings for rent:      | 5   |
| Number of active listings for sale:      | 23  |
| Building inventory for sale:             | 5%  |
| Number of sales over the last 12 months: | 62  |
| Number of sales over the last 6 months:  | 30  |
| Number of sales over the last 3 months:  | 20  |

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 1027   | 1,648 sq ft | Mar 2026     | \$960,000   | \$583 |
| 317    | 959 sq ft   | Mar 2026     | \$660,000   | \$688 |
| 912    | 1,170 sq ft | Feb 2026     | \$725,000   | \$620 |
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| 1004   | 1,625 sq ft | Feb 2026     | \$1,198,620 | \$738 |
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## Market Information



|                  |               |                  |               |
|------------------|---------------|------------------|---------------|
| Two City Plaza:  | \$764/sq. ft. | West Palm Beach: | \$479/sq. ft. |
| West Palm Beach: | \$479/sq. ft. | Palm Beach:      | \$456/sq. ft. |

## Inventory for Sale

|                 |    |
|-----------------|----|
| Two City Plaza  | 5% |
| West Palm Beach | 5% |
| Palm Beach      | 6% |

## Avg. Time to Close Over Last 12 Months

|                 |         |
|-----------------|---------|
| Two City Plaza  | 56 days |
| West Palm Beach | 69 days |
| Palm Beach      | 78 days |

