

# Unit 108 - Hammock Beach Club

108 - 200 Ocean Crest Dr, Palm Coast, FL, Flagler 32137

## Unit Information

MLS Number: FC279978  
 Status: ACTIVE  
 Size: 1,676 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 0  
 Parking Spaces: Under Building  
 View:  
 List Price: \$670,000  
 List PPSF: \$400  
 Valuated Price: \$768,000  
 Valuated PPSF: \$458

*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: 367  
 Number of active listings for rent: 0  
 Number of active listings for sale: 24  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 22  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 7

## Building Association Information

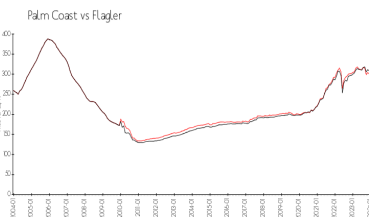
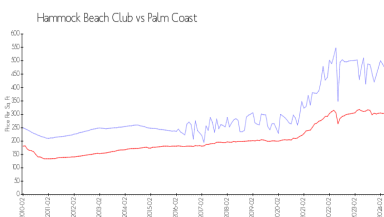
The Club at Hammock Beach  
 200 OCEAN CREST DRIVE  
 PALM COAST, FL 32137  
 PHONE: 1-866-841-0287

<http://www.hammockbeach.com/>

## Recent Sales

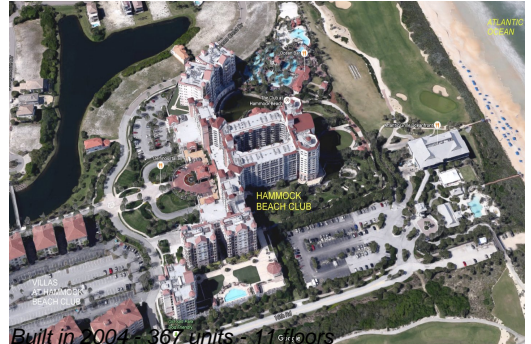
Unit #	Size	Closing Date	Sale Price	PPSF
736	678 sq ft	May 2024	\$360,000	\$531
715	1,676 sq ft	Apr 2024	\$780,000	\$465
217	1,676 sq ft	Apr 2024	\$660,000	\$394
241	2,246 sq ft	Apr 2024	\$1,015,000	\$452
516	1,676 sq ft	Apr 2024	\$725,000	\$433
743	2,246 sq ft	Apr 2024	\$1,180,000	\$525
1110	2,179 sq ft	Apr 2024	\$1,550,000	\$711

## Market Information



Hammock Beach Club:	\$473/sq. ft.	Palm Coast:	\$303/sq. ft.
Palm Coast:	\$303/sq. ft.	Flagler:	\$346/sq. ft.

## Inventory for Sale



Hammock Beach Club	7%
Palm Coast	6%
Flagler	6%

**Avg. Time to Close Over Last 12 Months**

Hammock Beach Club	102 days
Palm Coast	72 days
Flagler	71 days