

# Unit 113 - Oceanside at Beverly Beach

113 - 2450 N Ocean Shore Blvd, Flagler Beach, FL, Flagler 32126

## Unit Information

MLS Number: FC294834  
 Status: ACTIVE  
 Size: 1,749 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 0  
 Parking Spaces: Open, Reserved, Under Building  
 View:  
 List Price: \$719,500  
 List PPSF: \$411  
 Valuated Price: \$700,000  
 Valuated PPSF: \$400

*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.*

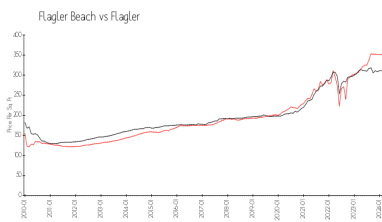
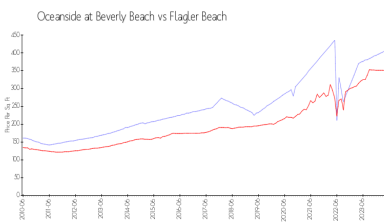
## Building Information

Number of units: 34  
 Number of active listings for rent: 0  
 Number of active listings for sale: 5  
 Building inventory for sale: 14%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
216	1,919 sq ft	Jan 2024	\$807,900	\$421
B310	1,749 sq ft	Nov 2023	\$765,000	\$437
C215	1,919 sq ft	Jul 2023	\$820,000	\$427

## Market Information



Oceanside at Beverly Beach: \$405/sq. ft.  
 Flagler Beach: \$350/sq. ft.  
 Flagler Beach: \$350/sq. ft.  
 Flagler: \$346/sq. ft.

## Inventory for Sale

Oceanside at Beverly Beach: 15%  
 Flagler Beach: 7%  
 Flagler: 5%

## Avg. Time to Close Over Last 12 Months

Oceanside at Beverly Beach: 40 days  
 Flagler Beach: 75 days  
 Flagler: 72 days

