

Unit 108 - Ocean Beach Club 2

108 - 3510 S Ocean Shore Blvd, Flagler Beach, FL, Flagler 32176

Unit Information

MLS Number: FC295362
 Status: PENDING
 Size: 1,107 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces:
 View: Pool, Water
 List Price: \$359,900
 List PPSF: \$325
 Valuated Price: \$311,000
 Valuated PPSF: \$281

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: 42
 Number of active listings for rent: 0
 Number of active listings for sale: 1
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 2
 Number of sales over the last 6 months: 0
 Number of sales over the last 3 months: 0

Building Association Information

Ocean Beach Club II
 3510 South Oceanshore Blvd.
 Flagler Beach, FL 32136
 Phone: Northshore Management Group
 1-386-677-3109

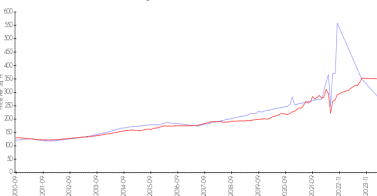
<http://www.oceanbeachclubtwo.com/>

Recent Sales

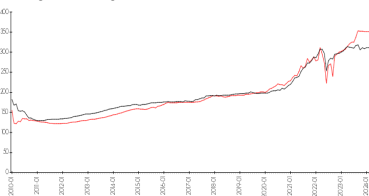
Unit #	Size	Closing Date	Sale Price	PPSF
406	1,107 sq ft	Oct 2023	\$550,000	\$497
106	1,107 sq ft	Sep 2023	\$380,000	\$343

Market Information

Ocean Beach Club 2 vs Flagler Beach



Flagler Beach vs Flagler

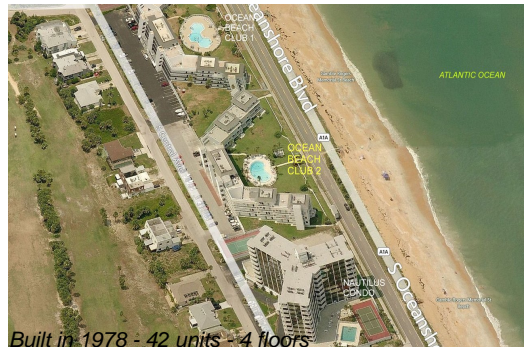


Ocean Beach Club 2: \$284/sq. ft.
 Flagler Beach: \$350/sq. ft.

Flagler Beach: \$350/sq. ft.
 Flagler: \$346/sq. ft.

Inventory for Sale

Ocean Beach Club 2: 2%
 Flagler Beach: 7%
 Flagler: 5%



Avg. Time to Close Over Last 12 Months

Ocean Beach Club 2	74 days
Flagler Beach	75 days
Flagler	72 days