

# Unit 80 - Arbor Trace

80 - 2-93 Veranda Wy, Palm Coast, FL, Flagler 32137

## Unit Information

MLS Number: FC296090  
 Status: ACTIVE  
 Size: 1,143 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Driveway, Garage Door Opener  
 View: Trees/Woods  
 List Price: \$299,000  
 List PPSF: \$262  
 Valuated Price: \$255,000  
 Valuated PPSF: \$223

*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.*

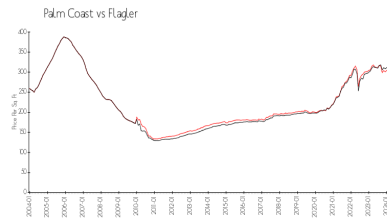
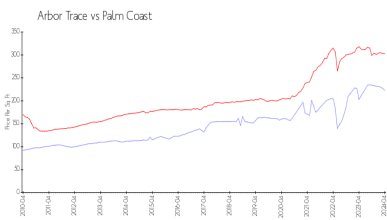
## Building Information

Number of units: 107  
 Number of active listings for rent: 0  
 Number of active listings for sale: 6  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 1

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
31	1,143 sq ft	Mar 2024	\$255,000	\$223
	1,143 sq ft	Jan 2024	\$263,000	\$230
	1,143 sq ft	Dec 2023	\$263,000	\$230
35	1,369 sq ft	Nov 2023	\$318,000	\$232
15	1,369 sq ft	Sep 2023	\$284,900	\$208
	1,369 sq ft	Sep 2023	\$295,000	\$215

## Market Information



Arbor Trace: \$223/sq. ft.      Palm Coast: \$303/sq. ft.  
 Palm Coast: \$303/sq. ft.      Flagler: \$346/sq. ft.

## Inventory for Sale

Arbor Trace: 6%  
 Palm Coast: 6%  
 Flagler: 6%

## Avg. Time to Close Over Last 12 Months

Arbor Trace: 39 days  
 Palm Coast: 72 days  
 Flagler: 71 days

