

# Unit 823 - Tidelands

823 - 5 Riverview Bend N, Palm Coast, FL, Flagler 32137

## Unit Information

MLS Number: FC296124  
 Status: ACTIVE  
 Size: 1,461 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Covered, Curb Parking, Garage Door Opener, Garage Faces Rear, Ground Level, Guest  
 View: Water  
 List Price: \$295,000  
 List PPSF: \$202  
 Valuated Price: \$296,000  
 Valuated PPSF: \$203

*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: 252  
 Number of active listings for rent: 0  
 Number of active listings for sale: 11  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 16  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 7

## Building Association Information

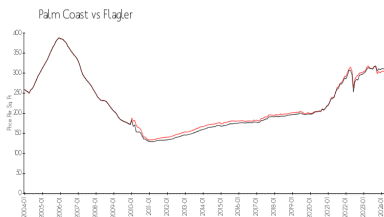
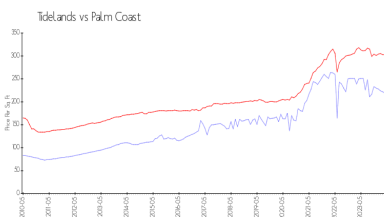
Tidelands Condo  
 Address: 35 Riverview Bend S,  
 Palm Coast, FL 32137  
 Phone: +1 386-445-1065

<http://tidelandscondominiums.com/tidelands/home.asp>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1022	1,461 sq ft	Apr 2024	\$250,000	\$171
2033	1,575 sq ft	Mar 2024	\$372,500	\$237
1944	1,254 sq ft	Mar 2024	\$369,000	\$294
1421	1,583 sq ft	Feb 2024	\$330,000	\$208
1835	1,575 sq ft	Feb 2024	\$375,000	\$238
1942	2,007 sq ft	Feb 2024	\$550,000	\$274
1724	1,586 sq ft	Feb 2024	\$340,000	\$214
822	1,461 sq ft	Feb 2024	\$310,000	\$212

## Market Information



Tidelands: \$219/sq. ft.  
 Palm Coast: \$303/sq. ft.

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



## Inventory for Sale

Tidelands	4%
Palm Coast	5%
Flagler	5%

## Avg. Time to Close Over Last 12 Months

Tidelands	98 days
Palm Coast	73 days
Flagler	72 days