

# Unit 712 - Ocean View Manor

712 - 3600 S Ocean Shore Blvd, Flagler Beach, FL, Flagler 32136

## Unit Information

MLS Number:	FC296281
Status:	ACTIVE
Size:	1,331 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Under Building
View:	Pool, Water
List Price:	\$469,000
List PPSF:	\$352
Valuated Price:	\$375,000
Valuated PPSF:	\$282

*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:	112
Number of active listings for rent:	0
Number of active listings for sale:	9
Building inventory for sale:	8%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

## Building Association Information

Ocean View Manor Condo  
 3600 S Ocean Shore Blvd  
 Flagler Beach, FL 32136  
 (386) 439-5024 oceanviewmanor@yahoo.com

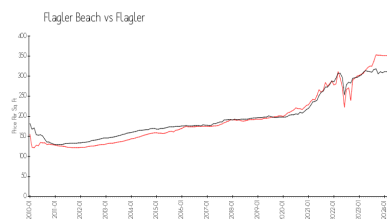
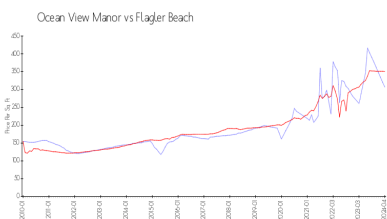
<http://ovm3600.com/contactus.html>

<http://oceanviewmanor.ipower.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
415	715 sq ft	Apr 2024	\$310,000	\$434
816	719 sq ft	Jan 2024	\$352,000	\$490
516	715 sq ft	Dec 2023	\$325,000	\$455
614	654 sq ft	Oct 2023	\$280,000	\$428
514	654 sq ft	Aug 2023	\$245,000	\$375

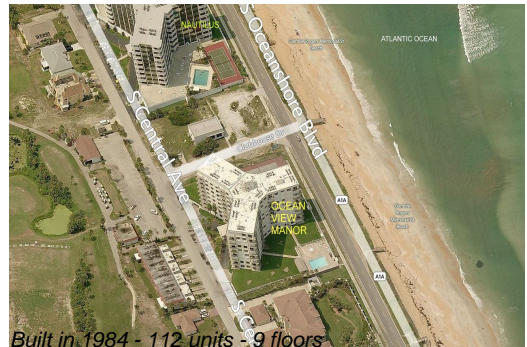
## Market Information



Ocean View Manor: \$307/sq. ft.  
 Flagler Beach: \$350/sq. ft.

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

## Inventory for Sale



Ocean View Manor	8%
Flagler Beach	7%
Flagler	5%

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

Ocean View Manor	112 days
Flagler Beach	75 days
Flagler	72 days