

# Unit 407-N - Hammock Beach Club

407-N - 200 Ocean Crest Dr, Palm Coast, FL, Flagler 32137

## Unit Information

MLS Number:	FC296302
Status:	PENDING
Size:	678 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Covered, Under Building
View:	Golf Course, Water
List Price:	\$368,880
List PPSF:	\$544
Valuated Price:	\$259,000
Valuated PPSF:	\$382

*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:	367
Number of active listings for rent:	0
Number of active listings for sale:	24
Building inventory for sale:	6%
Number of sales over the last 12 months:	22
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	7

## Building Association Information

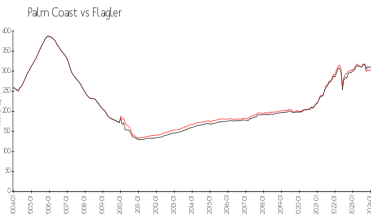
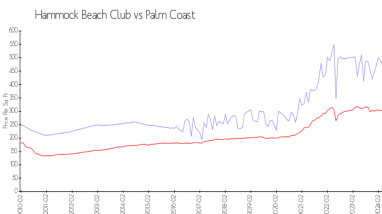
The Club at Hammock Beach  
 200 OCEAN CREST DRIVE  
 PALM COAST, FL 32137  
 PHONE: 1-866-841-0287

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

## Recent Sales

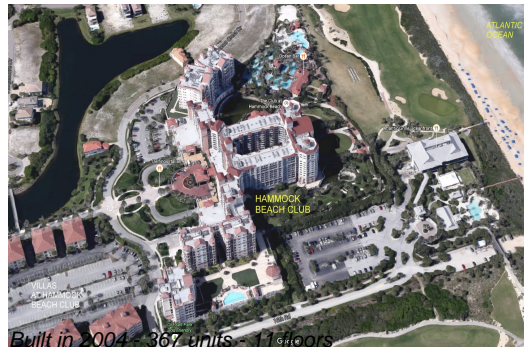
Unit #	Size	Closing Date	Sale Price	PPSF
736	678 sq ft	May 2024	\$360,000	\$531
715	1,676 sq ft	Apr 2024	\$780,000	\$465
217	1,676 sq ft	Apr 2024	\$660,000	\$394
241	2,246 sq ft	Apr 2024	\$1,015,000	\$452
516	1,676 sq ft	Apr 2024	\$725,000	\$433
743	2,246 sq ft	Apr 2024	\$1,180,000	\$525
1110	2,179 sq ft	Apr 2024	\$1,550,000	\$711

## Market Information



Hammock Beach Club:	\$473/sq. ft.	Palm Coast:	\$303/sq. ft.
Palm Coast:	\$303/sq. ft.	Flagler:	\$346/sq. ft.

## Inventory for Sale



Hammock Beach Club	7%
Palm Coast	6%
Flagler	6%

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

Hammock Beach Club	102 days
Palm Coast	72 days
Flagler	71 days