

Unit 721 - Ocean View Manor

721 - 3600 S Ocean Shore Blvd, Flagler Beach, FL, Flagler 32136

Unit Information

MLS Number: FC296334
 Status: PENDING
 Size: 1,331 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces:
 View:
 List Price: \$399,000
 List PPSF: \$300
 Valuated Price: \$431,000
 Valuated PPSF: \$324

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

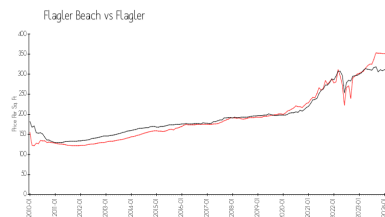
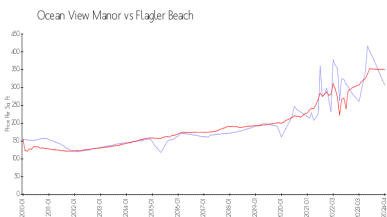
<http://ovm3600.com/contactus.html>

<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

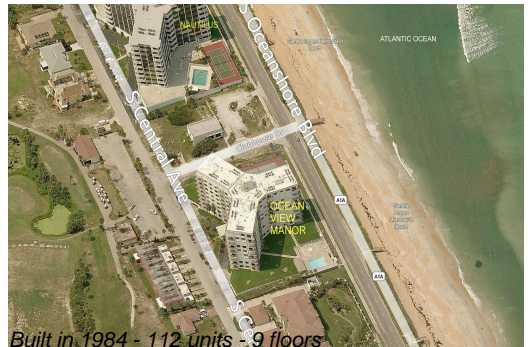
Market Information



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