

# Unit 12763 SE Old Cypress Dr # 8-908 - Tranquility

12763 SE Old Cypress Dr # 8-908 - 12519-12787 SE Old Cypress Dr, Hobe Sound, FL, Martin 33455

## Unit Information

MLS Number: RX-10984223  
 Status: Active  
 Size: 1,900 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 0  
 Parking Spaces: Garage - Attached, Vehicle Restrictions  
 View:  
 List Price: \$485,000  
 List PPSF: \$255  
 Valuated Price: \$461,000  
 Valuated PPSF: \$243

*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

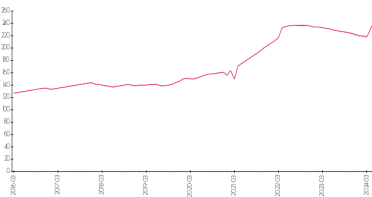
Number of units: 82  
 Number of active listings for rent: 0  
 Number of active listings for sale: 2  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

## Recent Sales

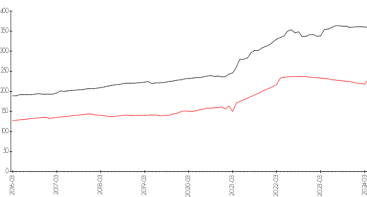
Unit #	Size	Closing Date	Sale Price	PPSF
	1,947 sq ft	Mar 2024	\$387,500	\$199
	2,090 sq ft	Mar 2024	\$480,000	\$230
	1,730 sq ft	Feb 2024	\$442,000	\$255
12567	2,090 sq ft	Nov 2023	\$380,000	\$182
	1,730 sq ft	Oct 2023	\$390,000	\$225
	2,357 sq ft	Oct 2023	\$445,000	\$189

## Market Information

Tranquility vs Hobe Sound



Hobe Sound vs Martin



Tranquility: \$242/sq. ft.  
 Hobe Sound: \$242/sq. ft.  
 Hobe Sound: \$242/sq. ft.  
 Martin: \$314/sq. ft.

## Inventory for Sale

Tranquility: 2%  
 Hobe Sound: 2%  
 Martin: 2%

## Avg. Time to Close Over Last 12 Months

Tranquility: 30 days  
 Hobe Sound: 30 days  
 Martin: 54 days

