

Unit 2037 - Montreux at Derwood Lake

2037 - 8550 Touchton Rd, Jacksonville, FL, Duval 32216

Unit Information

MLS Number: 2001223
 Status: Active
 Size: 1,463 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: Detached
 View: Lake,Pond
 List Price: \$208,800
 List PPSF: \$143
 Valuated Price: \$189,000
 Valuated PPSF: \$159

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: 444
 Number of active listings for rent: 0
 Number of active listings for sale: 10
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 23
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 1

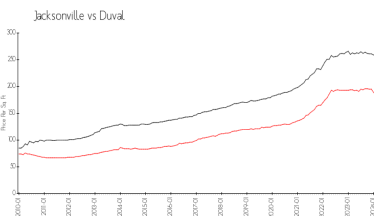
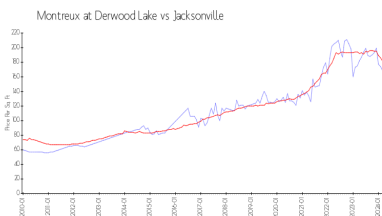
Building Association Information

Montreux At Deerwood Lake
 Address: 8550 Touchton Rd,
 Jacksonville, FL 32216,
 Phone:+1 904-642-6708

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1411	1,195 sq ft	Feb 2024	\$223,000	\$187
1527	1,613 sq ft	Jan 2024	\$280,000	\$174
1136	1,012 sq ft	Dec 2023	\$200,000	\$198
1224	1,059 sq ft	Dec 2023	\$210,000	\$198
227	1,195 sq ft	Dec 2023	\$194,900	\$163
924	786 sq ft	Dec 2023	\$183,000	\$233

Market Information



Montreux at Derwood Lake: \$161/sq. ft.
 Jacksonville: \$180/sq. ft.
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 Duval: \$222/sq. ft.

Inventory for Sale

Montreux at Derwood Lake: 2%
 Jacksonville: 1%
 Duval: 1%



Avg. Time to Close Over Last 12 Months

Montreux at Derwood Lake	97 days
Jacksonville	46 days
Duval	45 days