

# Unit 1104 - Portofino at Hammock Dunes

1104 - 7 Avenue de la Mer, Palm Coast, FL, Flagler 32137

## Unit Information

MLS Number:	1052455
Status:	Expired
Size:	4,412 Sq ft.
Bedrooms:	4
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	Attached,Covered
View:	Ocean
List Price:	\$2,200,000
List PPSF:	\$499
Valuated Price:	\$2,868,000
Valuated PPSF:	\$650

*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:	58
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	5%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

## Building Association Information

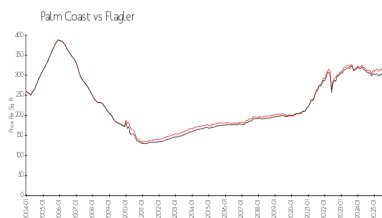
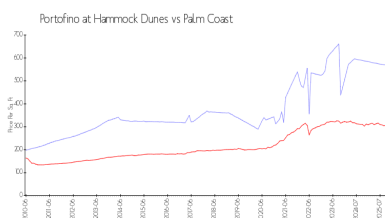
Portofino At Hammock Dunes Condominium  
7 Avenue De La Mer # 606  
Palm Coast, FL 32137  
Phone: (386) 246-5383

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
301	2,840 sq ft	Oct 2025	\$1,765,000	\$621
702	1,944 sq ft	Aug 2025	\$975,000	\$502
802	1,944 sq ft	Feb 2025	\$1,030,000	\$530

## Market Information

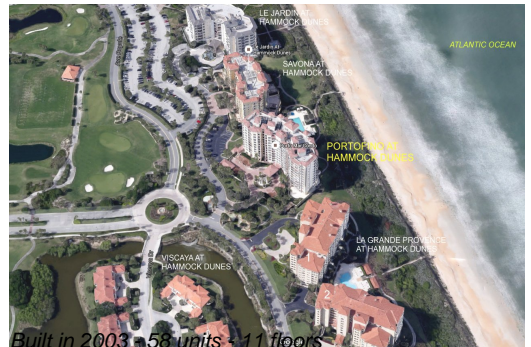


Portofino at Hammock Dunes:	\$567/sq. ft.	Palm Coast:	\$300/sq. ft.
Palm Coast:	\$300/sq. ft.	Flagler:	\$317/sq. ft.

## Inventory for Sale

Portofino at Hammock Dunes	5%
Palm Coast	11%
Flagler	11%

## Avg. Time to Close Over Last 12 Months



Portofino at Hammock Dunes	177 days
Palm Coast	143 days
Flagler	139 days