

# Unit 4241 Migration Dr # 6-12 - Osprey Branch

4241 Migration Dr # 6-12 - 9420 Osprey Branch Trl, Jacksonville, FL, Duval 32257

## Unit Information

MLS Number: 2008904  
 Status: Active  
 Size: 1,473 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Attached, Garage, Garage Door Opener, Guest  
 View: Pond, Trees/Woods  
 List Price: \$269,000  
 List PPSF: \$183  
 Valuated Price: \$256,000  
 Valuated PPSF: \$190

*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: 120  
 Number of active listings for rent: 0  
 Number of active listings for sale: 1  
 Building inventory for sale: 0%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

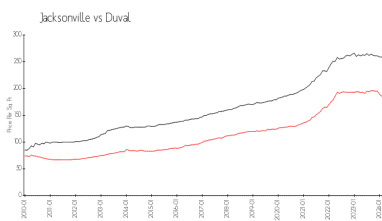
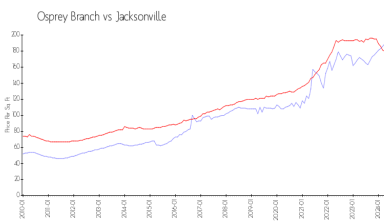
## Building Association Information

OSPREY BRANCH  
 CONDOMINIUM ASSOCIATION, INC.  
 KINGDOM MANAGEMENT  
 12192 BEACH BLVD STE 10  
 JACKSONVILLE FL 32246  
 PHONE 904-645-3965

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
12	1,473 sq ft	Oct 2023	\$220,000	\$149
5-10	1,230 sq ft	Oct 2023	\$224,500	\$183
1-8	1,230 sq ft	Aug 2023	\$200,688	\$163
2-12	1,346 sq ft	May 2023	\$205,000	\$152

## Market Information



Osprey Branch: \$189/sq. ft.  
 Jacksonville: \$180/sq. ft.  
 Jacksonville: \$180/sq. ft.  
 Duval: \$222/sq. ft.

## Inventory for Sale

Osprey Branch 1%  
 Jacksonville 1%  
 Duval 1%



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

Osprey Branch	37 days
Jacksonville	46 days
Duval	45 days