

# Unit 308 - Cedar Creek Landing

308 - 5615 San Juan Ave, Jacksonville, FL, Duval 32210

## Unit Information

|                 |                           |
|-----------------|---------------------------|
| MLS Number:     | 2021967                   |
| Status:         | Active                    |
| Size:           | 1,115 Sq ft.              |
| Bedrooms:       | 2                         |
| Full Bathrooms: | 2                         |
| Half Bathrooms: |                           |
| Parking Spaces: | Additional Parking, Guest |
| View:           |                           |
| List Price:     | \$144,900                 |
| List PPSF:      | \$130                     |
| Valuated Price: | \$138,000                 |
| Valuated PPSF:  | \$124                     |

*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:                         | 60 |
| Number of active listings for rent:      | 0  |
| Number of active listings for sale:      | 0  |
| Building inventory for sale:             | 0% |
| Number of sales over the last 12 months: | 6  |
| Number of sales over the last 6 months:  | 1  |
| Number of sales over the last 3 months:  | 1  |

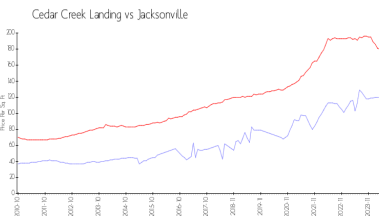
## Building Association Information

Cedar Creek Landing  
 Condominium Association  
 Address 5615 San Juan Ave  
 Jacksonville, Florida 32210  
 Phone +1 904-781-3721

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 108    | 1,115 sq ft | Apr 2024     | \$85,000   | \$76  |
| 602    | 1,446 sq ft | Jul 2023     | \$175,900  | \$122 |
| 409    | 1,115 sq ft | Jun 2023     | \$115,000  | \$103 |
| 604    | 1,115 sq ft | Jun 2023     | \$124,500  | \$112 |
| 401    | 1,311 sq ft | Jun 2023     | \$140,000  | \$107 |

## Market Information



|                      |               |               |               |
|----------------------|---------------|---------------|---------------|
| Cedar Creek Landing: | \$120/sq. ft. | Jacksonville: | \$180/sq. ft. |
| Jacksonville:        | \$180/sq. ft. | Duval:        | \$222/sq. ft. |

## Inventory for Sale

|                     |    |
|---------------------|----|
| Cedar Creek Landing | 0% |
| Jacksonville        | 1% |
| Duval               | 1% |



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

|                     |         |
|---------------------|---------|
| Cedar Creek Landing | n/a     |
| Jacksonville        | 50 days |
| Duval               | 47 days |