

# Unit 109 - Wolf Creek

109 - 13364 Beach Blvd, Jacksonville, FL, Duval 32224

## Unit Information

MLS Number: 2048030  
 Status: Pending  
 Size: 1,623 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Parking Lot, Unassigned  
 View:  
 List Price: \$265,900  
 List PPSF: \$164  
 Valuated Price: \$276,000  
 Valuated PPSF: \$170

*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: 400  
 Number of active listings for rent: 0  
 Number of active listings for sale: 2  
 Building inventory for sale: 0%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

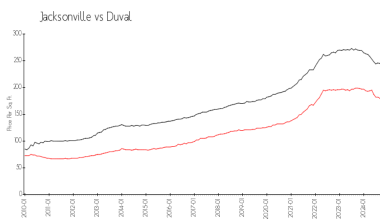
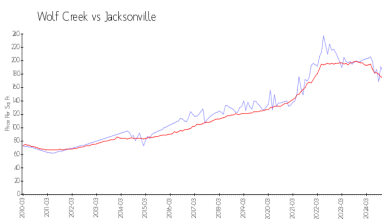
## Building Association Information

Wolf Creek Condominium Association  
 Address: 13364 Beach Blvd,  
 Jacksonville, FL 32224,  
 Phone: +1 904-992-6604

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1025	1,623 sq ft	Dec 2024	\$305,000	\$188
1012	1,126 sq ft	Dec 2024	\$209,000	\$186
315	1,623 sq ft	Sep 2024	\$275,000	\$169
719	1,711 sq ft	Aug 2024	\$306,250	\$179
320	1,623 sq ft	Jul 2024	\$303,500	\$187
1030	1,623 sq ft	Jul 2024	\$290,000	\$179

## Market Information



Wolf Creek: \$176/sq. ft.      Jacksonville: \$173/sq. ft.  
 Jacksonville: \$173/sq. ft.      Duval: \$210/sq. ft.

## Inventory for Sale

Wolf Creek: 1%  
 Jacksonville: 1%  
 Duval: 1%

## Avg. Time to Close Over Last 12 Months

Wolf Creek: 44 days



Jacksonville  
Duval

58 days  
58 days