

Unit 8495 Little Swift Cir # 35A - Tides at Sweewater

8495 Little Swift Cir # 35A - 11655 - 11959 Surfbird Cir, Jacksonville, FL, Duval 32225

Unit Information

MLS Number:	2114172
Status:	Active
Size:	1,797 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Garage,Garage Door Opener,Guest
View:	Pond,Trees/Woods
List Price:	\$310,000
List PPSF:	\$173
Valuated Price:	\$266,000
Valuated PPSF:	\$148

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:	222
Number of active listings for rent:	0
Number of active listings for sale:	8
Building inventory for sale:	3%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	4

Building Association Information

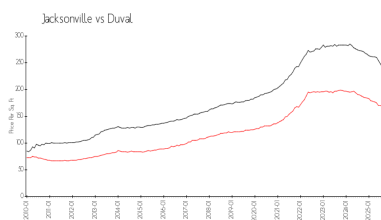
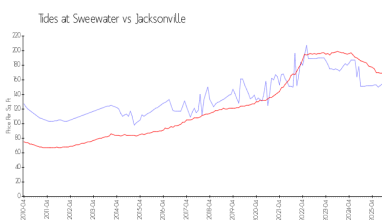
Sweetwater by Del Webb
11730 Surfbird Circle
Jacksonville FL, 32256
866-659-0640

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
11F	1,438 sq ft	Dec 2025	\$285,000	\$198
3C	1,438 sq ft	Nov 2025	\$240,000	\$167
10F	1,797 sq ft	Oct 2025	\$299,000	\$166
32D	1,857 sq ft	Oct 2025	\$274,000	\$148
2G	1,536 sq ft	Aug 2025	\$302,000	\$197
12F	1,797 sq ft	Aug 2025	\$265,000	\$147
	1,438 sq ft	Aug 2025	\$275,000	\$191
27D	1,857 sq ft	Aug 2025	\$273,000	\$147

Market Information



Tides at Sweewater: \$151/sq. ft.
Jacksonville: \$159/sq. ft.

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Duval: \$197/sq. ft.

Inventory for Sale



Tides at Sweewater	4%
Jacksonville	2%
Duval	2%

Avg. Time to Close Over Last 12 Months

Tides at Sweewater	92 days
Jacksonville	70 days
Duval	70 days