

# Unit 405 - Cambria at Hammock Dunes

405 - 19 Avenue de la Mer, Palm Coast, FL, Flagler 32137

## Unit Information

|                 |                       |
|-----------------|-----------------------|
| MLS Number:     | 1223406               |
| Status:         | Active                |
| Size:           | 2,340 Sq ft.          |
| Bedrooms:       | 2                     |
| Full Bathrooms: | 2                     |
| Half Bathrooms: | 1                     |
| Parking Spaces: | Assigned, Underground |
| View:           | Ocean                 |
| List Price:     | \$1,299,000           |
| List PPSF:      | \$555                 |
| Valuated Price: | \$1,183,000           |
| Valuated PPSF:  | \$506                 |

*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:      | 9   |
| Building inventory for sale:             | 15% |
| Number of sales over the last 12 months: | 1   |
| Number of sales over the last 6 months:  | 1   |
| Number of sales over the last 3 months:  | 0   |

## Building Association Information

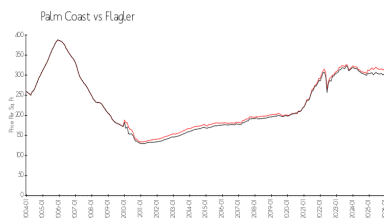
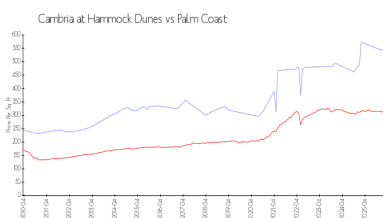
Hammock Dunes Bridge Association  
Southern States Management Group  
2 Camino del Mar  
Palm Coast, FL 32137  
(386) 446-6333

<https://daytonapropertymanagement.com/community/cambria-at-hammock-dunes-condominium>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 501    | 3,283 sq ft | Nov 2025     | \$1,600,000 | \$487 |

## Market Information



|                           |               |             |               |
|---------------------------|---------------|-------------|---------------|
| Cambria at Hammock Dunes: | \$538/sq. ft. | Palm Coast: | \$301/sq. ft. |
| Palm Coast:               | \$301/sq. ft. | Flagler:    | \$319/sq. ft. |

## Inventory for Sale

|                          |     |
|--------------------------|-----|
| Cambria at Hammock Dunes | 15% |
| Palm Coast               | 11% |
| Flagler                  | 11% |

## Avg. Time to Close Over Last 12 Months



|                          |          |
|--------------------------|----------|
| Cambria at Hammock Dunes | n/a      |
| Palm Coast               | 136 days |
| Flagler                  | 133 days |