

# Unit 151 - Hammock Beach Club

151 - 200 Ocean Crest Dr, Palm Coast, FL, Flagler 32137

## Unit Information

|                 |                                          |
|-----------------|------------------------------------------|
| MLS Number:     | FC295069                                 |
| Status:         | ACTIVE                                   |
| Size:           | 2,588 Sq ft.                             |
| Bedrooms:       | 3                                        |
| Full Bathrooms: | 3                                        |
| Half Bathrooms: | 1                                        |
| Parking Spaces: | Circular Driveway, Reserved, Underground |
| View:           | Water                                    |
| List Price:     | \$1,199,000                              |
| List PPSF:      | \$463                                    |
| Valuated Price: | \$1,242,000                              |
| Valuated PPSF:  | \$480                                    |

*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:                         | 367 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 23  |
| Building inventory for sale:             | 6%  |
| Number of sales over the last 12 months: | 22  |
| Number of sales over the last 6 months:  | 11  |
| Number of sales over the last 3 months:  | 7   |

## Building Association Information

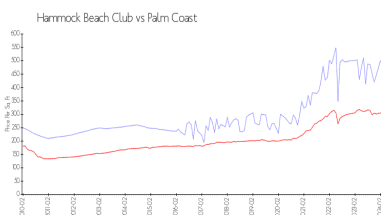
The Club at Hammock Beach  
200 OCEAN CREST DRIVE  
PALM COAST, FL 32137  
PHONE: 1-866-841-0287

<http://www.hammockbeach.com/>

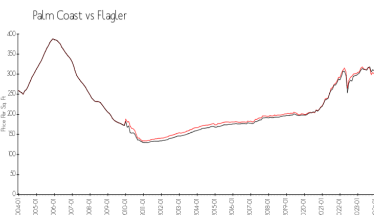
## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 736    | 678 sq ft   | May 2024     | \$360,000   | \$531 |
| 715    | 1,676 sq ft | Apr 2024     | \$780,000   | \$465 |
| 217    | 1,676 sq ft | Apr 2024     | \$660,000   | \$394 |
| 241    | 2,246 sq ft | Apr 2024     | \$1,015,000 | \$452 |
| 516    | 1,676 sq ft | Apr 2024     | \$725,000   | \$433 |
| 743    | 2,246 sq ft | Apr 2024     | \$1,180,000 | \$525 |
| 1110   | 2,179 sq ft | Apr 2024     | \$1,550,000 | \$711 |

## Market Information



Hammock Beach Club: \$473/sq. ft.  
Palm Coast: \$303/sq. ft.



Palm Coast: \$303/sq. ft.  
Flagler: \$346/sq. ft.

## Inventory for Sale



|                    |    |
|--------------------|----|
| Hammock Beach Club | 6% |
| Palm Coast         | 5% |
| Flagler            | 5% |

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

|                    |          |
|--------------------|----------|
| Hammock Beach Club | 102 days |
| Palm Coast         | 73 days  |
| Flagler            | 72 days  |