

Unit 108 - Ocean Beach Club 2

108 - 3510 S Ocean Shore Blvd, Flagler Beach, FL, Flagler 32176

Unit Information

MLS Number:	FC295362
Status:	PENDING
Size:	1,107 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	
View:	Pool, Water
List Price:	\$359,900
List PPSF:	\$325
Valuated Price:	\$311,000
Valuated PPSF:	\$281

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:	42
Number of active listings for rent:	0
Number of active listings for sale:	1
Building inventory for sale:	2%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

Building Association Information

Ocean Beach Club II
3510 South Oceanshore Blvd.
Flagler Beach, FL 32136
Phone: Northshore Management Group
1-386-677-3109

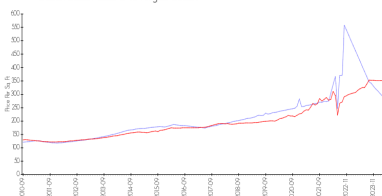
<http://www.oceanbeachclubtwo.com/>

Recent Sales

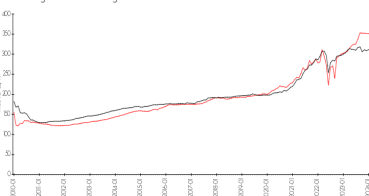
Unit #	Size	Closing Date	Sale Price	PPSF
406	1,107 sq ft	Oct 2023	\$550,000	\$497
106	1,107 sq ft	Sep 2023	\$380,000	\$343

Market Information

Ocean Beach Club 2 vs Flagler Beach



Flagler Beach vs Flagler

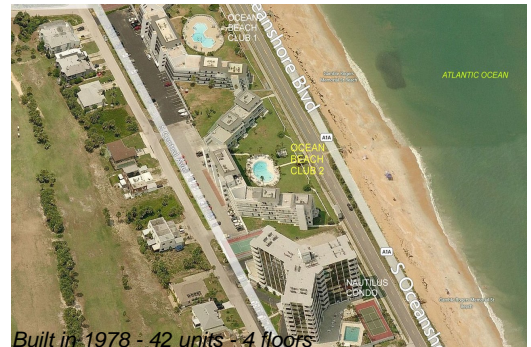


Ocean Beach Club 2: \$284/sq. ft.
Flagler Beach: \$350/sq. ft.

Flagler Beach: \$350/sq. ft.
Flagler: \$346/sq. ft.

Inventory for Sale

Ocean Beach Club 2	2%
Flagler Beach	7%
Flagler	5%



Avg. Time to Close Over Last 12 Months

Ocean Beach Club 2	74 days
Flagler Beach	73 days
Flagler	72 days