

# Unit 452 - Cinnamon Beach

452 - 200 Cinnamon Beach Wy, Palm Coast, FL, Flagler 32137

## Unit Information

MLS Number: FC295475  
 Status: ACTIVE  
 Size: 1,682 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Ground Level, Under Building  
 View: Golf Course, Water  
 List Price: \$899,000  
 List PPSF: \$534  
 Valuated Price: \$728,000  
 Valuated PPSF: \$433

*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: 275  
 Number of active listings for rent: 0  
 Number of active listings for sale: 12  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 16  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

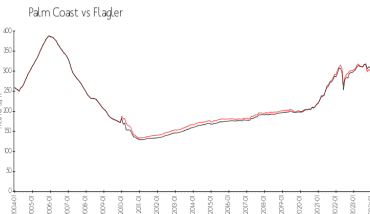
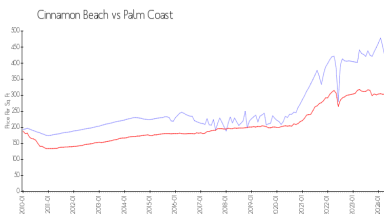
## Building Association Information

Cinnamon Beach Condo Associates  
 Address: 300 Cinnamon Beach Way,  
 Palm Coast, FL 32137

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
842	1,682 sq ft	Feb 2024	\$885,000	\$526
543	1,344 sq ft	Jan 2024	\$400,000	\$298
845	2,003 sq ft	Sep 2023	\$893,000	\$446
441	2,003 sq ft	Sep 2023	\$904,100	\$451
254	1,682 sq ft	Aug 2023	\$690,000	\$410
532	1,682 sq ft	Aug 2023	\$800,000	\$476
452	1,682 sq ft	Aug 2023	\$825,000	\$490

## Market Information



Cinnamon Beach: \$422/sq. ft.      Palm Coast: \$303/sq. ft.  
 Palm Coast: \$303/sq. ft.      Flagler: \$346/sq. ft.

## Inventory for Sale

Cinnamon Beach 4%  
 Palm Coast 4%  
 Flagler 4%



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

Cinnamon Beach	40 days
Palm Coast	65 days
Flagler	68 days