

# Unit 80 - Arbor Trace

80 - 2-93 Veranda Wy, Palm Coast, FL, Flagler 32137

## Unit Information

MLS Number:	FC296090
Status:	ACTIVE
Size:	1,143 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Driveway, Garage Door Opener
View:	Trees/Woods
List Price:	\$299,000
List PPSF:	\$262
Valuated Price:	\$255,000
Valuated PPSF:	\$223

*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.*

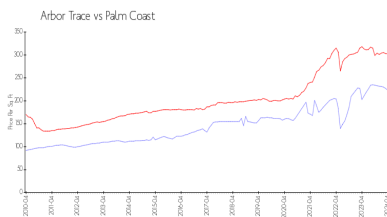
## Building Information

Number of units:	107
Number of active listings for rent:	0
Number of active listings for sale:	6
Building inventory for sale:	5%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

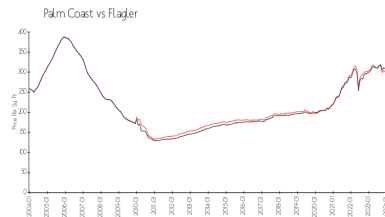
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
31	1,143 sq ft	Mar 2024	\$255,000	\$223
	1,143 sq ft	Jan 2024	\$263,000	\$230
	1,143 sq ft	Dec 2023	\$263,000	\$230
35	1,369 sq ft	Nov 2023	\$318,000	\$232
15	1,369 sq ft	Sep 2023	\$284,900	\$208
	1,369 sq ft	Sep 2023	\$295,000	\$215

## Market Information



Arbor Trace: \$223/sq. ft.  
Palm Coast: \$303/sq. ft.



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

## Inventory for Sale

Arbor Trace	6%
Palm Coast	5%
Flagler	5%

## Avg. Time to Close Over Last 12 Months

Arbor Trace	39 days
Palm Coast	73 days
Flagler	72 days

