

# Unit 706-N - Hammock Beach Club

706-N - 200 Ocean Crest Dr, Palm Coast, FL, Flagler 32137

## Unit Information

MLS Number:	FC296534
Status:	ACTIVE
Size:	678 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Covered, Under Building
View:	Golf Course, Pool, Water
List Price:	\$385,000
List PPSF:	\$568
Valuated Price:	\$267,000
Valuated PPSF:	\$394

*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:	14
Building inventory for sale:	3%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

## Building Association Information

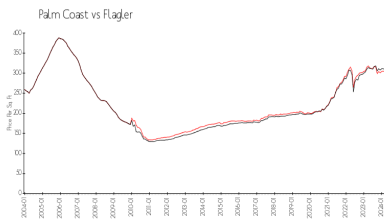
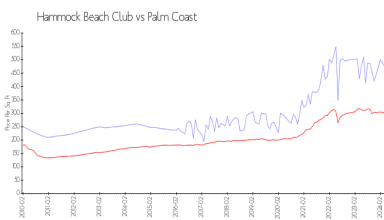
The Club at Hammock Beach  
 200 OCEAN CREST DRIVE  
 PALM COAST, FL 32137  
 PHONE: 1-866-841-0287

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1005	1,435 sq ft	Feb 2024	\$760,000	\$530
418	1,676 sq ft	Nov 2023	\$670,000	\$400
234	678 sq ft	Sep 2023	\$330,000	\$487
735	678 sq ft	Sep 2023	\$360,000	\$531
654	2,588 sq ft	Aug 2023	\$1,107,500	\$428
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321	678 sq ft	Aug 2023	\$332,500	\$490
518	1,676 sq ft	Aug 2023	\$725,000	\$433

## 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	4%
Palm Coast	4%
Flagler	4%

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

Hammock Beach Club	138 days
Palm Coast	65 days
Flagler	68 days