

# Unit 706-N - Hammock Beach Club

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

## Unit Information

MLS Number:	FC296534
Status:	CLOSED
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:	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

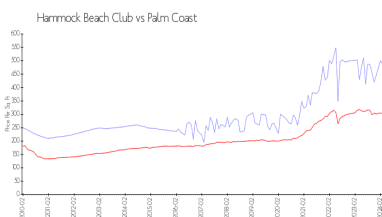
The Club at Hammock Beach  
200 OCEAN CREST DRIVE  
PALM COAST, FL 32137  
PHONE: 1-866-841-0287

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

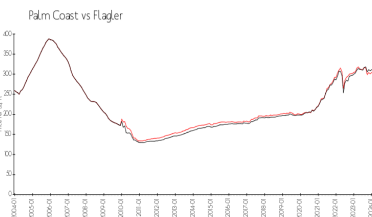
## Recent Sales

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