

# Unit 812 - Ocean View Manor

812 - 3600 S Ocean Shore Blvd, Flagler Beach, FL, Flagler 32136

## Unit Information

MLS Number:	FC298814
Status:	ACTIVE
Size:	1,331 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Garage Door Opener, Underground
View:	Tennis Court, Water
List Price:	\$425,000
List PPSF:	\$319
Valuated Price:	\$357,000
Valuated PPSF:	\$268

*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:	112
Number of active listings for rent:	0
Number of active listings for sale:	8
Building inventory for sale:	7%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

## Building Association Information

Ocean View Manor Condo  
 3600 S Ocean Shore Blvd  
 Flagler Beach, FL 32136  
 (386) 439-5024 oceanviewmanor@yahoo.com

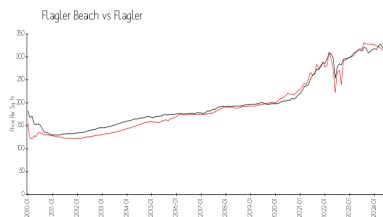
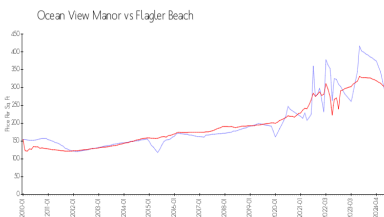
<http://ovm3600.com/contactus.html>

<http://oceanviewmanor.ipower.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
311	715 sq ft	Jun 2024	\$260,000	\$364
721	1,331 sq ft	Jun 2024	\$385,000	\$289
415	715 sq ft	Apr 2024	\$310,000	\$434
816	719 sq ft	Jan 2024	\$352,000	\$490
516	715 sq ft	Dec 2023	\$325,000	\$455

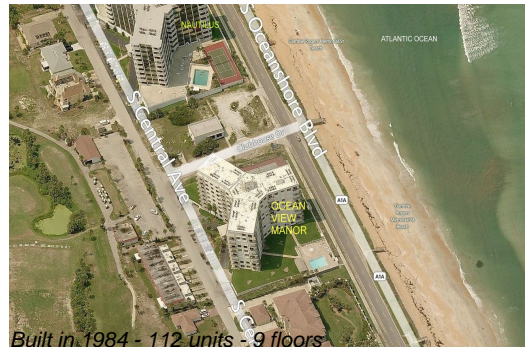
## Market Information



Ocean View Manor: \$289/sq. ft.  
 Flagler Beach: \$301/sq. ft.

Flagler Beach: \$301/sq. ft.  
 Flagler: \$332/sq. ft.

## Inventory for Sale



Ocean View Manor	7%
Flagler Beach	6%
Flagler	5%

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

Ocean View Manor	137 days
Flagler Beach	112 days
Flagler	88 days