

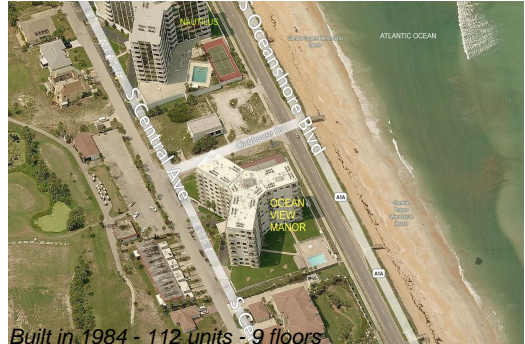
Unit 723 - Ocean View Manor

723 - 3600 S Ocean Shore Blvd, Flagler Beach, FL, Flagler 32136

Unit Information

MLS Number: FC298944
 Status: ACTIVE
 Size: 715 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: Assigned, Common, Covered, Curb Parking, Driveway, Garage Faces Rear, Ground Level, Guest, On Street, Open, Other, Portico, Under Building, Underground, Workshop in Garage
 View: Golf Course, Water
 List Price: \$258,500
 List PPSF: \$362
 Valuated Price: \$203,000
 Valuated PPSF: \$293

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

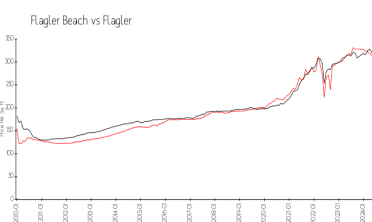
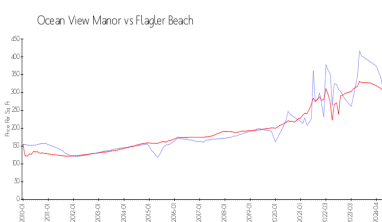
<http://ovm3600.com/contactus.html>

<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