

# Unit 706-S - Hammock Beach Club

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

## Unit Information

MLS Number:	FC299192
Status:	ACTIVE
Size:	678 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Ground Level, Guest, Off Street, Open, Under Building, Valet
View:	
List Price:	\$369,800
List PPSF:	\$545
Valuated Price:	\$252,000
Valuated PPSF:	\$372

*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:	28
Building inventory for sale:	7%
Number of sales over the last 12 months:	19
Number of sales over the last 6 months:	13
Number of sales over the last 3 months:	5

## Building Association Information

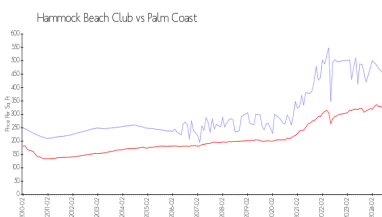
The Club at Hammock Beach  
200 OCEAN CREST DRIVE  
PALM COAST, FL 32137  
PHONE: 1-866-841-0287

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

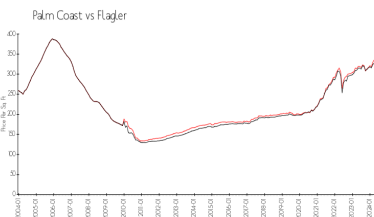
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
443	2,246 sq ft	Aug 2024	\$1,040,000	\$463
222	678 sq ft	Aug 2024	\$251,782	\$371
422	678 sq ft	Jun 2024	\$350,000	\$516
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437	678 sq ft	May 2024	\$356,000	\$525
736	678 sq ft	May 2024	\$360,000	\$531

## Market Information



Hammock Beach Club: \$446/sq. ft.  
Palm Coast: \$321/sq. ft.



Palm Coast: \$321/sq. ft.  
Flagler: \$337/sq. ft.

## Inventory for Sale



Hammock Beach Club	8%
Palm Coast	5%
Flagler	5%

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

Hammock Beach Club	66 days
Palm Coast	83 days
Flagler	88 days