

Unit 423 - Ocean View Manor

423 - 3600 S Ocean Shore Blvd, Flagler Beach, FL, Flagler 32136

Unit Information

MLS Number:	FC299489
Status:	ACTIVE
Size:	693 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	
View:	
List Price:	\$274,800
List PPSF:	\$397
Valuated Price:	\$197,000
Valuated PPSF:	\$284

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

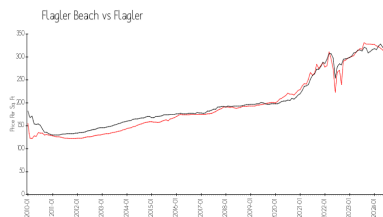
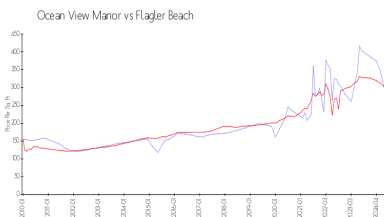
<http://ovm3600.com/contactus.html>

<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

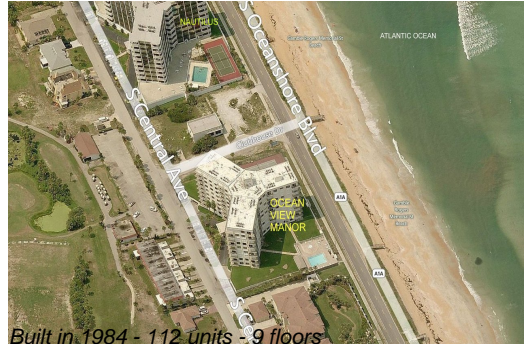
Market Information



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