

# Unit 107 - Ocean Beach Club 1

107 - 3500 S Ocean Shore Blvd, Flagler Beach, FL, Flagler 32136

## Unit Information

MLS Number:	FC299517
Status:	ACTIVE
Size:	1,107 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	
View:	Pool, Water
List Price:	\$365,000
List PPSF:	\$330
Valuated Price:	\$351,000
Valuated PPSF:	\$317

*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:	42
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	4%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

## Building Association Information

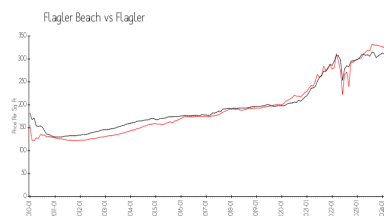
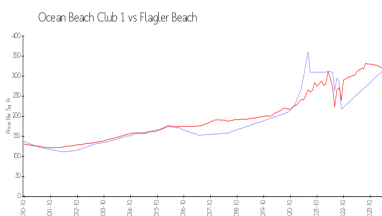
Ocean Beach Club One  
3500 S. Oceanshore Blvd.  
Flagler Beach FL 32136  
On site Superintendent 912-604-9005

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
214	1,201 sq ft	Dec 2023	\$372,000	\$310
206	1,201 sq ft	Dec 2023	\$399,000	\$332
206	1,201 sq ft	Nov 2023	\$399,000	\$332

## Market Information



Ocean Beach Club 1: \$320/sq. ft.  
Flagler Beach: \$310/sq. ft.

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Flagler: \$341/sq. ft.

## Inventory for Sale

Ocean Beach Club 1	5%
Flagler Beach	5%
Flagler	4%



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

Ocean Beach Club 1	35 days
Flagler Beach	87 days
Flagler	80 days