

# Unit 306 - Hammock Beach Club

306 - 200 Ocean Crest Dr, Palm Coast, FL, Flagler 32137

## Unit Information

MLS Number:	FC299608
Status:	Active
Size:	1,676 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	Common,Covered,Guest,Under Building
View:	Water
List Price:	\$809,500
List PPSF:	\$483
Valuated Price:	\$665,000
Valuated PPSF:	\$397

*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:	29
Building inventory for sale:	7%
Number of sales over the last 12 months:	18
Number of sales over the last 6 months:	9
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

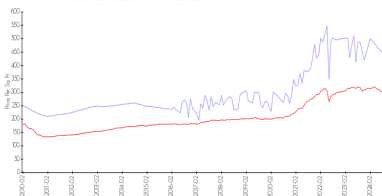
<http://www.hammockbeach.com/>

## Recent Sales

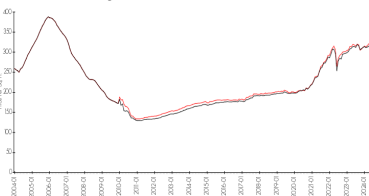
Unit #	Size	Closing Date	Sale Price	PPSF
514	2,179 sq ft	Oct 2024	\$1,400,000	\$642
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246	2,058 sq ft	Sep 2024	\$885,000	\$430
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443	2,246 sq ft	Aug 2024	\$1,040,000	\$463

## Market Information

Hammock Beach Club vs Palm Coast



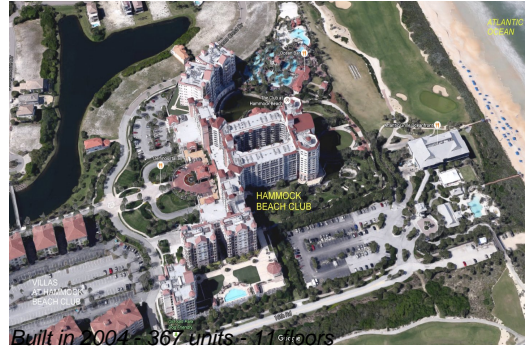
Palm Coast vs Flagler



Hammock Beach Club:	\$401/sq. ft.	Palm Coast:	\$286/sq. ft.
Palm Coast:	\$286/sq. ft.	Flagler:	\$295/sq. ft.

## Inventory for Sale

Hammock Beach Club	8%
Palm Coast	7%
Flagler	7%



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

Hammock Beach Club	84 days
Palm Coast	91 days
Flagler	91 days