

# Unit 603-S - Hammock Beach Club

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

## Unit Information

MLS Number: FC300570  
 Status: ACTIVE  
 Size: 678 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: Under Building  
 View: Water  
 List Price: \$384,900  
 List PPSF: \$568  
 Valuated Price: \$259,000  
 Valuated PPSF: \$382

*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: 22  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 19  
 Number of sales over the last 6 months: 11  
 Number of sales over the last 3 months: 3

## Building Association Information

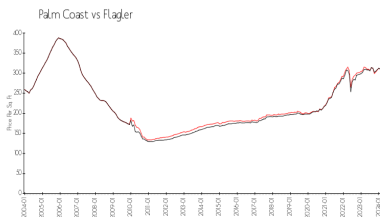
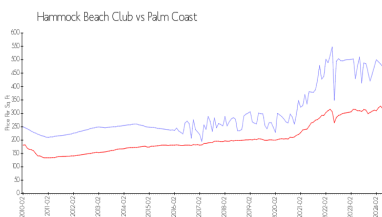
The Club at Hammock Beach  
 200 OCEAN CREST DRIVE  
 PALM COAST, FL 32137  
 PHONE: 1-866-841-0287

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

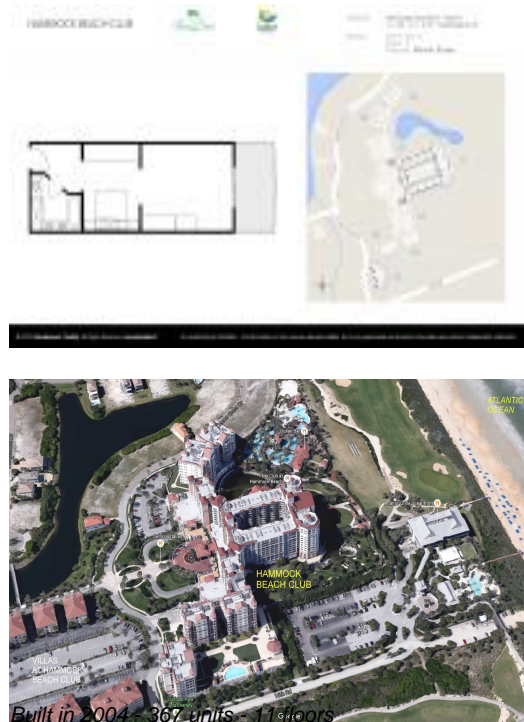
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
422	678 sq ft	Jun 2024	\$350,000	\$516
437	678 sq ft	May 2024	\$356,000	\$525
736	678 sq ft	May 2024	\$360,000	\$531
715	1,676 sq ft	Apr 2024	\$780,000	\$465
217	1,676 sq ft	Apr 2024	\$660,000	\$394
241	2,246 sq ft	Apr 2024	\$1,015,000	\$452
516	1,676 sq ft	Apr 2024	\$725,000	\$433
743	2,246 sq ft	Apr 2024	\$1,180,000	\$525
1110	2,179 sq ft	Apr 2024	\$1,550,000	\$711

## Market Information



Hammock Beach Club:	\$464/sq. ft.	Palm Coast:	\$316/sq. ft.
Palm Coast:	\$316/sq. ft.	Flagler:	\$343/sq. ft.



## Inventory for Sale

Hammock Beach Club	6%
Palm Coast	5%
Flagler	5%

## Avg. Time to Close Over Last 12 Months

Hammock Beach Club	70 days
Palm Coast	78 days
Flagler	79 days