

# Unit 116 - Oceanside at Beverly Beach

116 - 2450 N Ocean Shore Blvd, Flagler Beach, FL, Flagler 32126

## Unit Information

MLS Number: FC301506  
 Status: ACTIVE  
 Size: 1,919 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Common, Covered, Garage Door Opener, Ground Level, Guest, Under Building  
 View: Pool, Trees/Woods, Water  
 List Price: \$769,000  
 List PPSF: \$401  
 Valuated Price: \$719,000  
 Valuated PPSF: \$375

*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.*

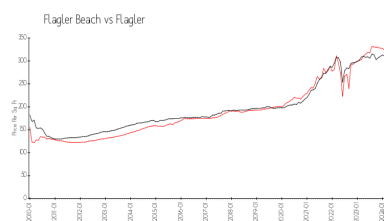
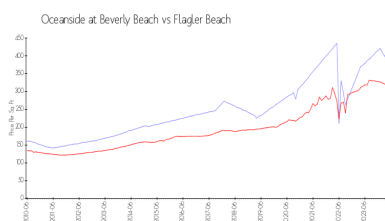
## Building Information

Number of units: 34  
 Number of active listings for rent: 0  
 Number of active listings for sale: 5  
 Building inventory for sale: 14%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
216	1,919 sq ft	Jan 2024	\$807,900	\$421
B310	1,749 sq ft	Nov 2023	\$765,000	\$437
C215	1,919 sq ft	Jul 2023	\$820,000	\$427

## Market Information



Oceanside at Beverly Beach: \$378/sq. ft.  
 Flagler Beach: \$310/sq. ft.

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 Flagler: \$341/sq. ft.

## Inventory for Sale

Oceanside at Beverly Beach: 15%  
 Flagler Beach: 5%  
 Flagler: 4%

## Avg. Time to Close Over Last 12 Months

Oceanside at Beverly Beach: 40 days  
 Flagler Beach: 87 days  
 Flagler: 81 days

