

# Unit 204-S - Hammock Beach Club

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

## Unit Information

MLS Number: FC303916  
 Status: ACTIVE  
 Size: 678 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: Underground  
 View: Water  
 List Price: \$369,900  
 List PPSF: \$546  
 Valuated Price: \$307,000  
 Valuated PPSF: \$453

*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: 36  
 Building inventory for sale: 9%  
 Number of sales over the last 12 months: 24  
 Number of sales over the last 6 months: 12  
 Number of sales over the last 3 months: 7

## Building Association Information

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

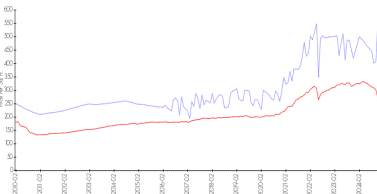
<http://www.hammockbeach.com/>

## Recent Sales

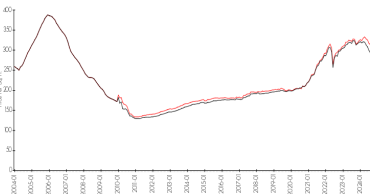
Unit #	Size	Closing Date	Sale Price	PPSF
255	2,177 sq ft	Jan 2025	\$935,000	\$429
1017	1,676 sq ft	Jan 2025	\$795,000	\$474
310	2,179 sq ft	Jan 2025	\$1,295,000	\$594
416	1,676 sq ft	Jan 2025	\$610,000	\$364
151	2,588 sq ft	Dec 2024	\$875,000	\$338
331	678 sq ft	Dec 2024	\$310,000	\$457

## Market Information

Hammock Beach Club vs Palm Coast



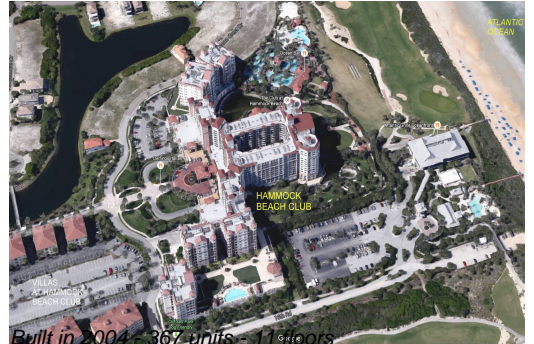
Palm Coast vs Flagler



Hammock Beach Club:	\$572/sq. ft.	Palm Coast:	\$268/sq. ft.
Palm Coast:	\$268/sq. ft.	Flagler:	\$271/sq. ft.

## Inventory for Sale

Hammock Beach Club: 10%  
 Palm Coast: 7%  
 Flagler: 7%



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

Hammock Beach Club	125 days
Palm Coast	110 days
Flagler	110 days