

# Unit 304 - Portofino at Hammock Dunes

304 - 7 Avenue de la Mer, Palm Coast, FL, Flagler 32137

## Unit Information

MLS Number:	FC304596
Status:	Active
Size:	2,390 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	Assigned,Covered,Reserved,Under Building
View:	Golf Course,Water
List Price:	\$1,395,000
List PPSF:	\$584
Valuated Price:	\$1,188,000
Valuated PPSF:	\$497

*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:	58
Number of active listings for rent:	0
Number of active listings for sale:	6
Building inventory for sale:	10%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

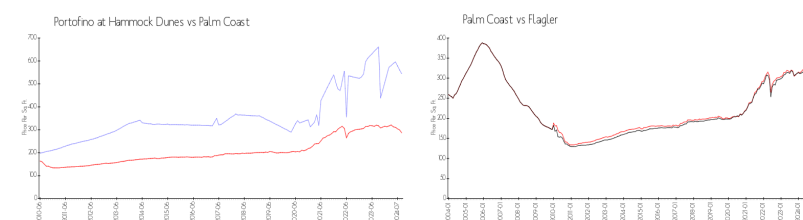
## Building Association Information

Portofino At Hammock Dunes Condominium  
7 Avenue De La Mer # 606  
Palm Coast, FL 32137  
Phone: (386) 246-5383

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
302	1,944 sq ft	Mar 2024	\$1,020,000	\$525
1004	4,412 sq ft	Nov 2023	\$2,200,000	\$499

## Market Information



Portofino at Hammock Dunes:	\$543/sq. ft.	Palm Coast:	\$286/sq. ft.
Palm Coast:	\$286/sq. ft.	Flagler:	\$295/sq. ft.

## Inventory for Sale

Portofino at Hammock Dunes	10%
Palm Coast	7%
Flagler	7%

## Avg. Time to Close Over Last 12 Months

Portofino at Hammock Dunes	24 days
Palm Coast	91 days
Flagler	91 days

