

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

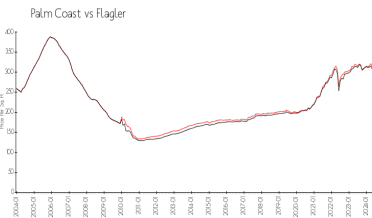
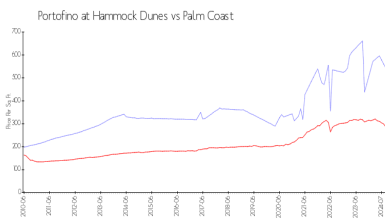
Building Association Information

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

