

Unit 201 - Portofino at Hammock Dunes

201 - 7 Avenue de la Mer, Palm Coast, FL, Flagler 32137

Unit Information

MLS Number:	FC305096
Status:	ACTIVE
Size:	2,840 Sq ft.
Bedrooms:	4
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	Reserved
View:	
List Price:	\$1,555,000
List PPSF:	\$548
Valuated Price:	\$1,535,000
Valuated PPSF:	\$540

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:	3
Building inventory for sale:	5%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

Building Association Information

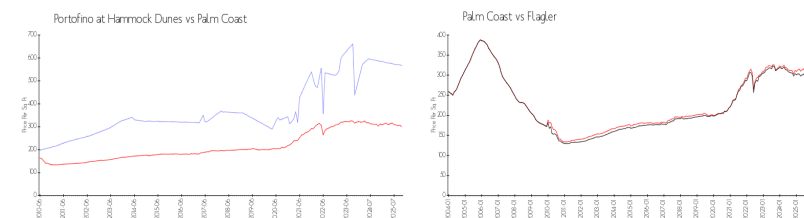
Portofino At Hammock Dunes Condominium
7 Avenue De La Mer # 606
Palm Coast, FL 32137
Phone: (386) 246-5383

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
301	2,840 sq ft	Oct 2025	\$1,765,000	\$621
702	1,944 sq ft	Aug 2025	\$975,000	\$502
802	1,944 sq ft	Feb 2025	\$1,030,000	\$530

Market Information

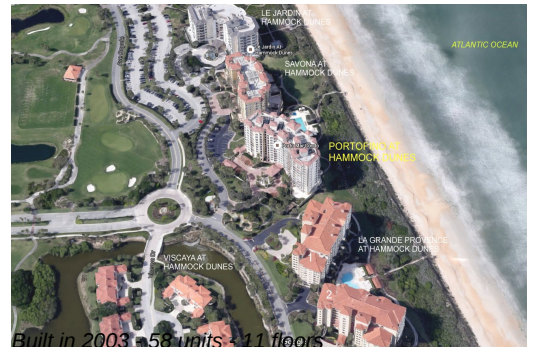


Portofino at Hammock Dunes:	\$567/sq. ft.	Palm Coast:	\$300/sq. ft.
Palm Coast:	\$300/sq. ft.	Flagler:	\$317/sq. ft.

Inventory for Sale

Portofino at Hammock Dunes	5%
Palm Coast	11%
Flagler	11%

Avg. Time to Close Over Last 12 Months



Portofino at Hammock Dunes	177 days
Palm Coast	144 days
Flagler	140 days