

# Unit 306 - Hammock Beach Club

306 - 200 Ocean Crest Dr, Palm Coast, FL, Flagler 32137

## Unit Information

|                 |                                        |
|-----------------|----------------------------------------|
| MLS Number:     | FC307499                               |
| Status:         | ACTIVE                                 |
| Size:           | 1,676 Sq ft.                           |
| Bedrooms:       | 3                                      |
| Full Bathrooms: | 3                                      |
| Half Bathrooms: | 0                                      |
| Parking Spaces: | Common, Covered, Guest, Under Building |
| View:           | Pool, Water                            |
| List Price:     | \$699,900                              |
| List PPSF:      | \$418                                  |
| Valuated Price: | \$847,000                              |
| Valuated PPSF:  | \$505                                  |

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:      | 42  |
| Building inventory for sale:             | 11% |
| Number of sales over the last 12 months: | 24  |
| Number of sales over the last 6 months:  | 13  |
| Number of sales over the last 3 months:  | 7   |

## Building Association Information

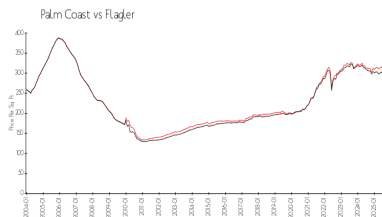
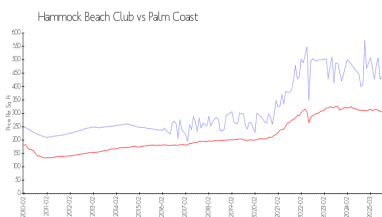
The Club at Hammock Beach  
200 OCEAN CREST DRIVE  
PALM COAST, FL 32137  
PHONE: 1-866-841-0287

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

## Recent Sales

| Unit #   | Size        | Closing Date | Sale Price  | PPSF  |
|----------|-------------|--------------|-------------|-------|
| 907      | 1,676 sq ft | Dec 2025     | \$735,000   | \$439 |
| Unit 655 | 2,177 sq ft | Nov 2025     | \$1,400,000 | \$643 |
| 117      | 1,676 sq ft | Nov 2025     | \$650,000   | \$388 |
| 418      | 1,676 sq ft | Oct 2025     | \$650,000   | \$388 |
|          | 1,676 sq ft | Oct 2025     | \$650,000   | \$388 |
| 606      | 1,676 sq ft | Oct 2025     | \$660,000   | \$394 |
| 641      | 2,246 sq ft | Oct 2025     | \$1,350,000 | \$601 |

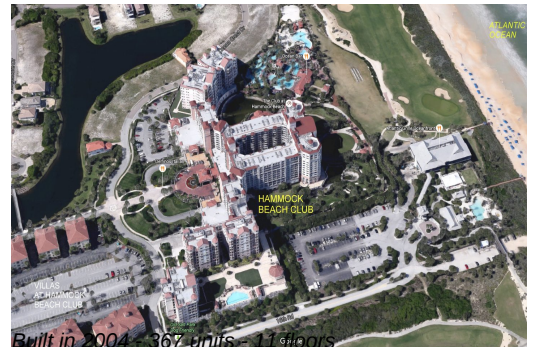
## Market Information



|                     |               |             |               |
|---------------------|---------------|-------------|---------------|
| Hammock Beach Club: | \$512/sq. ft. | Palm Coast: | \$300/sq. ft. |
| Palm Coast:         | \$300/sq. ft. | Flagler:    | \$317/sq. ft. |

## Inventory for Sale

|                    |     |
|--------------------|-----|
| Hammock Beach Club | 11% |
| Palm Coast         | 11% |



|         |     |
|---------|-----|
| Flagler | 11% |
|---------|-----|

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

|                    |          |
|--------------------|----------|
| Hammock Beach Club | 154 days |
| Palm Coast         | 144 days |
| Flagler            | 140 days |