

Unit 613 - Ocean View Manor

613 - 3600 S Ocean Shore Blvd, Flagler Beach, FL, Flagler 32136

Unit Information

MLS Number: FC312468
 Status: ACTIVE
 Size: 1,209 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces:
 View: Water
 List Price: \$324,900
 List PPSF: \$269
 Valuated Price: \$293,000
 Valuated PPSF: \$242

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

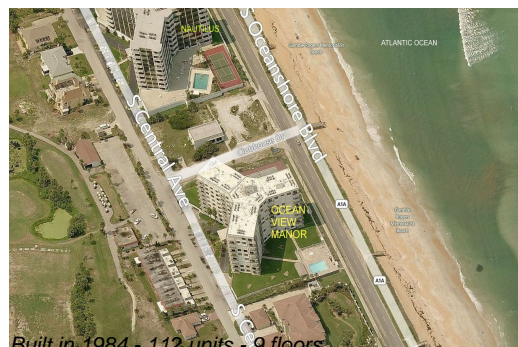
Number of units: 112
 Number of active listings for rent: 0
 Number of active listings for sale: 12
 Building inventory for sale: 10%
 Number of sales over the last 12 months: 8
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 1

Building Association Information

Ocean View Manor Condo
 3600 S Ocean Shore Blvd
 Flagler Beach, FL 32136
 (386) 439-5024 oceanviewmanor@yahoo.com

<http://ovm3600.com/contactus.html>

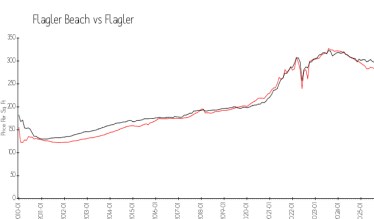
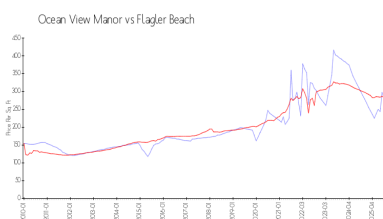
<https://oceanviewmanor.ipower.com/>



Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
514	654 sq ft	Sep 2025	\$175,000	\$268
320	693 sq ft	Aug 2025	\$147,500	\$213
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723	715 sq ft	Jul 2025	\$175,000	\$245
317	693 sq ft	Jun 2025	\$159,900	\$231

Market Information



Ocean View Manor: \$267/sq. ft.
 Flagler Beach: \$280/sq. ft.

Flagler Beach: \$280/sq. ft.
 Flagler: \$317/sq. ft.

Inventory for Sale

Ocean View Manor 11%
 Flagler Beach 12%
 Flagler 11%

Avg. Time to Close Over Last 12 Months

Ocean View Manor	178 days
Flagler Beach	134 days
Flagler	139 days