

# Unit 303 - Casa Bella at Hammock Dunes

303 - 105 Avenue de la Mer, Palm Coast, FL, Flagler 32137

## Unit Information

MLS Number: RX-10983421  
 Status: Active  
 Size: 2,480 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2+ Spaces, Assigned, Deeded, Garage - Attached  
 View: Clubhouse, Ocean, Pond, Pool  
 List Price: \$899,000  
 List PPSF: \$363  
 Valuated Price: \$769,000  
 Valuated PPSF: \$310

*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

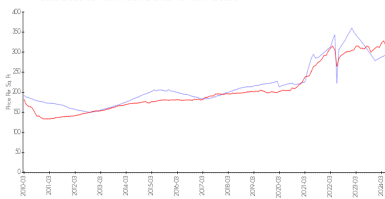
Number of units: 57  
 Number of active listings for rent: 0  
 Number of active listings for sale: 9  
 Building inventory for sale: 15%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

## Recent Sales

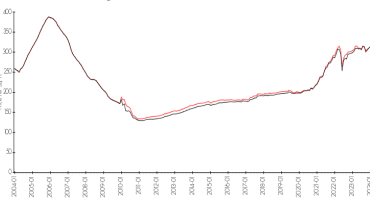
Unit #	Size	Closing Date	Sale Price	PPSF
401	2,014 sq ft	Dec 2023	\$580,000	\$288
1001	2,014 sq ft	Jul 2023	\$659,000	\$327

## Market Information

Casa Bella at Hammock Dunes vs Palm Coast



Palm Coast vs Flagler



Casa Bella at Hammock Dunes:	\$294/sq. ft.	Palm Coast:	\$317/sq. ft.
Palm Coast:	\$317/sq. ft.	Flagler:	\$341/sq. ft.

## Inventory for Sale

Casa Bella at Hammock Dunes 16%  
 Palm Coast 4%  
 Flagler 4%

## Avg. Time to Close Over Last 12 Months

Casa Bella at Hammock Dunes 105 days  
 Palm Coast 81 days  
 Flagler 80 days

