

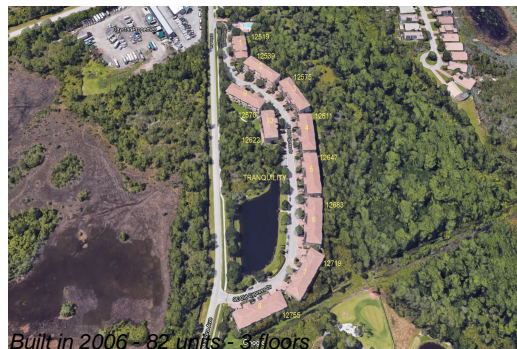
# Unit 12567 SE Old Cypress Dr # 2-903 - Tranquility

12567 SE Old Cypress Dr # 2-903 - 12519-12787 SE Old Cypress Dr, Hobe Sound, FL, Martin 33455

## Unit Information

MLS Number: A11400748  
 Status: Active  
 Size: 1,950 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$420,000  
 List PPSF: \$215  
 Valuated Price: \$463,000  
 Valuated PPSF: \$226

*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.*



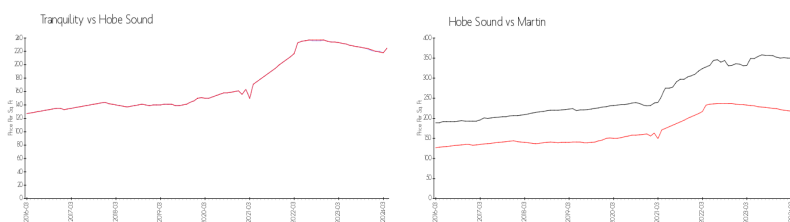
## Building Information

Number of units: 82  
 Number of active listings for rent: 0  
 Number of active listings for sale: 2  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 3

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,947 sq ft	Mar 2024	\$387,500	\$199
	2,090 sq ft	Mar 2024	\$480,000	\$230
	1,730 sq ft	Feb 2024	\$442,000	\$255
12567	2,090 sq ft	Nov 2023	\$380,000	\$182
	1,730 sq ft	Oct 2023	\$390,000	\$225
	2,357 sq ft	Oct 2023	\$445,000	\$189

## Market Information



Tranquility: \$225/sq. ft.      Hobe Sound: \$225/sq. ft.  
 Hobe Sound: \$225/sq. ft.      Martin: \$310/sq. ft.

## Inventory for Sale

Tranquility: 2%  
 Hobe Sound: 2%  
 Martin: 2%

## Avg. Time to Close Over Last 12 Months

Tranquility: 30 days  
 Hobe Sound: 30 days  
 Martin: 49 days