

# Unit 208 - Ocean Trail 3

208 - 300 Ocean Trail Wy, Jupiter, FL, Palm Beach 33477

## Unit Information

MLS Number:	A11534543
Status:	Active
Size:	1,170 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Additional Spaces Available
View:	
List Price:	\$868,000
List PPSF:	\$742
Valuated Price:	\$708,000
Valuated PPSF:	\$605

*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:	138
Number of active listings for rent:	2
Number of active listings for sale:	3
Building inventory for sale:	2%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	3

## Building Association Information

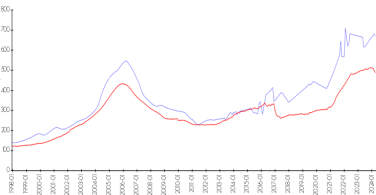
Ocean Trail Condominium Assoc III  
 300 Ocean Trail Way  
 Jupiter, FL 33477  
 (561) 747-6002

## Recent Sales

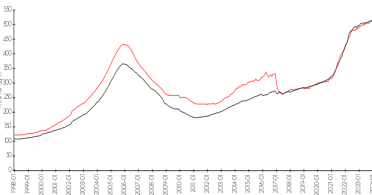
Unit #	Size	Closing Date	Sale Price	PPSF
310	1,270 sq ft	Apr 2024	\$815,000	\$642
1109	1,170 sq ft	Mar 2024	\$800,000	\$684
1409	1,170 sq ft	Mar 2024	\$800,000	\$684
607	1,170 sq ft	Jan 2024	\$765,000	\$654
1403	1,170 sq ft	Jan 2024	\$800,000	\$684

## Market Information

Ocean Trail 3 vs Jupiter



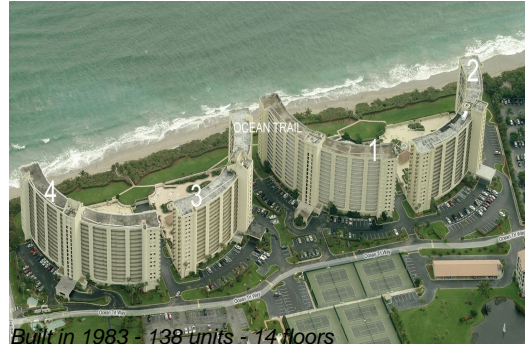
Jupiter vs Palm Beach



Ocean Trail 3:	\$669/sq. ft.	Jupiter:	\$489/sq. ft.
Jupiter:	\$489/sq. ft.	Palm Beach:	\$467/sq. ft.

## Inventory for Sale

Ocean Trail 3	2%
Jupiter	3%
Palm Beach	3%



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

Ocean Trail 3	165 days
Jupiter	65 days
Palm Beach	56 days