

Unit 208 - Ocean Trail 3

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

Unit Information

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|-----------------|-------------------------------------|
| 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

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|--|-----|
| 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: | 6 |
| Number of sales over the last 3 months: | 3 |

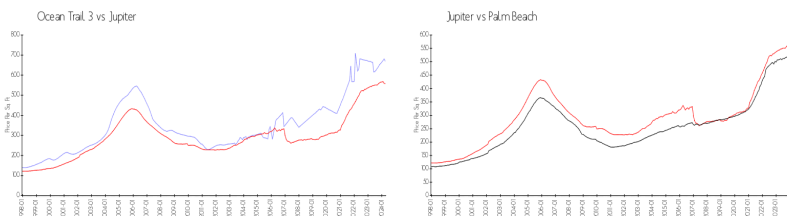
Building Association Information

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 |

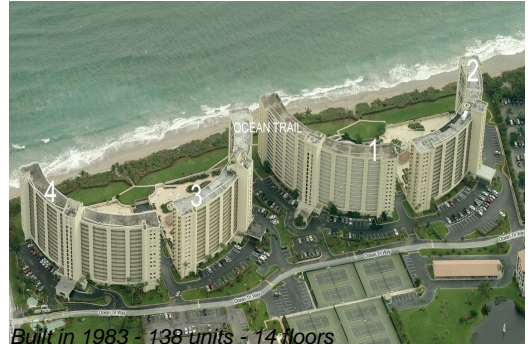
Market Information



| | | | |
|----------------|---------------|-------------|---------------|
| Ocean Trail 3: | \$669/sq. ft. | Jupiter: | \$557/sq. ft. |
| Jupiter: | \$557/sq. ft. | Palm Beach: | \$475/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 | 66 days |
| Palm Beach | 56 days |