

# Unit 1305 - Ocean Trail 2

1305 - 100 Ocean Trail Wy, Jupiter, FL, Palm Beach 33477

## Unit Information

MLS Number:	RX-10953425
Status:	Active
Size:	1,170 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned,Guest,Open,Under Building,Vehicle Restrictions
View:	Ocean
List Price:	\$839,000
List PPSF:	\$717
Valuated Price:	\$696,000
Valuated PPSF:	\$595

*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:	6
Number of active listings for sale:	7
Building inventory for sale:	5%
Number of sales over the last 12 months:	1
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

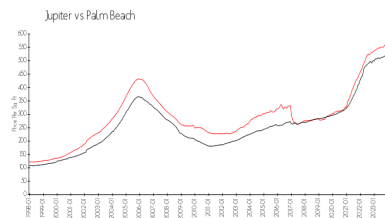
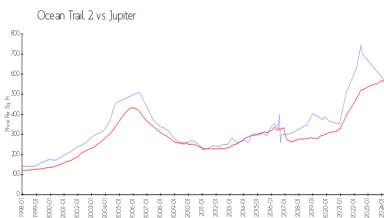
## Building Association Information

Ocean Trail Condominium Association 2 Inc 100 Ocean Trail Way  
Jupiter, FL33477  
(561) 747-7407

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
707	1,170 sq ft	Oct 2023	\$735,000	\$628

## Market Information



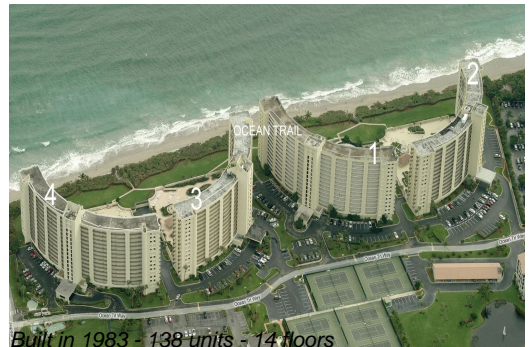
Ocean Trail 2:	\$564/sq. ft.	Jupiter:	\$557/sq. ft.
Jupiter:	\$557/sq. ft.	Palm Beach:	\$475/sq. ft.

## Inventory for Sale

Ocean Trail 2	5%
Jupiter	3%
Palm Beach	3%

## Avg. Time to Close Over Last 12 Months

Ocean Trail 2	58 days
Jupiter	66 days



Palm Beach

56 days