

# Unit 401 - Ocean Trail 3

401 - 300 Ocean Trail Wy, Jupiter, FL, Palm Beach 33477

## Unit Information

MLS Number: RX-11004238  
 Status: Active  
 Size: 1,270 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Garage - Building,Open,Guest,Under Building,2+ Spaces  
 View: Ocean,Garden,Tennis,Pool,Pond  
 List Price: \$750,000  
 List PPSF: \$591  
 Valuated Price: \$704,000  
 Valuated PPSF: \$554

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

## Building Association Information

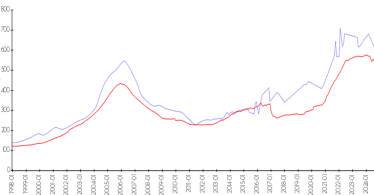
Ocean Trail Condominium Assoc III  
 300 Ocean Trail Way  
 Jupiter, FL 33477  
 (561) 747-6002

## Recent Sales

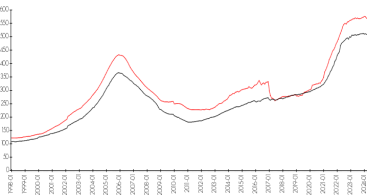
Unit #	Size	Closing Date	Sale Price	PPSF
1202	1,170 sq ft	Apr 2024	\$605,000	\$517
310	1,270 sq ft	Apr 2024	\$815,000	\$642
1109	1,170 sq ft	Mar 2024	\$800,000	\$684
1409	1,170 sq ft	Mar 2024	\$800,000	\$684
607	1,170 sq ft	Jan 2024	\$765,000	\$654
1403	1,170 sq ft	Jan 2024	\$800,000	\$684

## Market Information

Ocean Trail 3 vs Jupiter



Jupiter vs Palm Beach



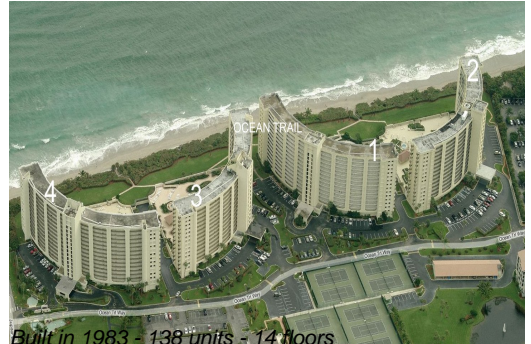
Ocean Trail 3: \$600/sq. ft.  
 Jupiter: \$545/sq. ft.

Jupiter: \$545/sq. ft.  
 Palm Beach: \$466/sq. ft.

## Inventory for Sale

Ocean Trail 3: 5%  
 Jupiter: 3%  
 Palm Beach: 4%

## Avg. Time to Close Over Last 12 Months



Ocean Trail 3  
Jupiter  
Palm Beach

204 days  
71 days  
60 days