

# Unit 208 - Ocean Trail 3

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

## Unit Information

MLS Number: RX-11010205  
 Status: Active  
 Size: 1,170 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 2+ Spaces, Drive - Circular, Driveway, Garage - Attached, Garage - Building, Golf Cart, Guest, Vehicle Restrictions  
 View: Garden, Ocean, Pool, Tennis  
 List Price: \$680,000  
 List PPSF: \$581  
 Valuated Price: \$635,000  
 Valuated PPSF: \$543

*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

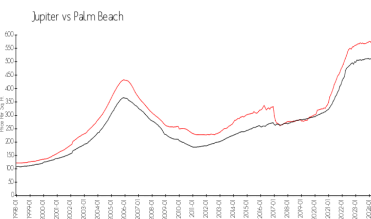
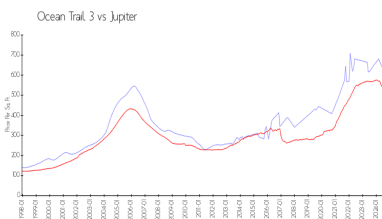
## Building Association Information

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:	\$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	204 days
Jupiter	71 days
Palm Beach	60 days