

# Unit 1406 - Ocean Trail 3

1406 - 300 Ocean Trail Wy, Jupiter, FL, Palm Beach 33477

## Unit Information

MLS Number:	RX-11021230
Status:	Active
Size:	1,170 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Garage - Building,Guest,Under Building
View:	Ocean,Pool
List Price:	\$820,000
List PPSF:	\$701
Valuated Price:	\$716,000
Valuated PPSF:	\$612

*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:	6
Building inventory for sale:	4%
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

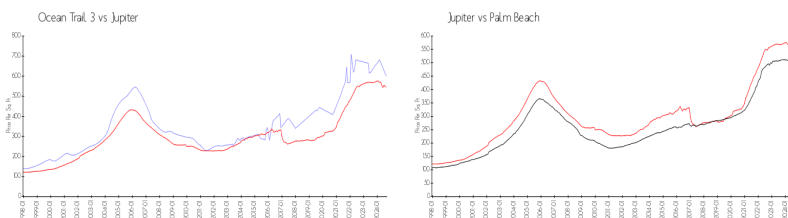
## Building Association Information

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



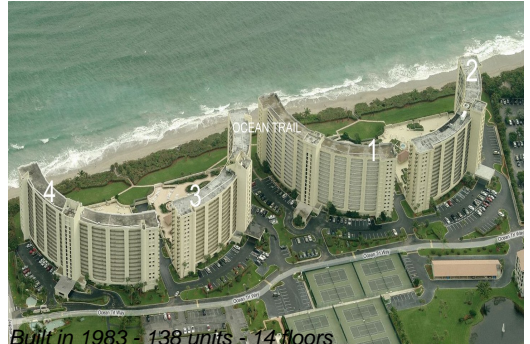
Ocean Trail 3:	\$600/sq. ft.	Jupiter:	\$545/sq. ft.
Jupiter:	\$545/sq. ft.	Palm Beach:	\$466/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Ocean Trail 3	204 days
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Jupiter  
Palm Beach

72 days  
61 days