

# Unit 108 - Ocean Trail 1

108 - 200 Ocean Trail Wy, Jupiter, FL, Palm Beach 33477

## Unit Information

|                 |                                                                |
|-----------------|----------------------------------------------------------------|
| MLS Number:     | RX-11142402                                                    |
| Status:         | Active                                                         |
| Size:           | 1,170 Sq ft.                                                   |
| Bedrooms:       | 2                                                              |
| Full Bathrooms: | 2                                                              |
| Half Bathrooms: | 0                                                              |
| Parking Spaces: | Assigned,Garage - Building,Under Building,Vehicle Restrictions |
| View:           | Ocean,Pool                                                     |
| List Price:     | \$749,000                                                      |
| List PPSF:      | \$640                                                          |
| Valuated Price: | \$615,000                                                      |
| Valuated PPSF:  | \$526                                                          |

*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:      | 9   |
| Number of active listings for sale:      | 9   |
| Building inventory for sale:             | 6%  |
| Number of sales over the last 12 months: | 3   |
| Number of sales over the last 6 months:  | 1   |
| Number of sales over the last 3 months:  | 1   |

## Building Association Information

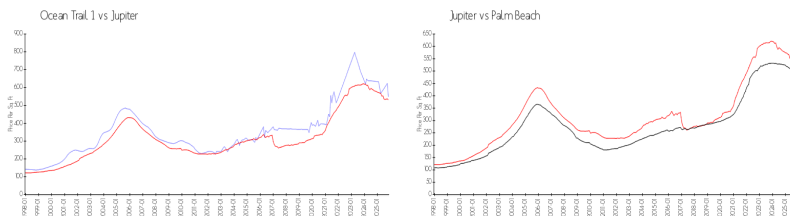
Ocean Trail Condominium Association 1 Inc 200 Ocean Trail Way # 200  
Jupiter, FL33477  
(561) 747-197

<https://www.bristolmanagement.com/forms/oceantrail1%20at%20200%20bldg/oceantrail1>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 305    | 1,170 sq ft | Oct 2025     | \$710,000  | \$607 |
| 206    | 1,170 sq ft | Apr 2025     | \$640,000  | \$547 |
| 505    | 1,170 sq ft | Feb 2025     | \$735,000  | \$628 |

## Market Information

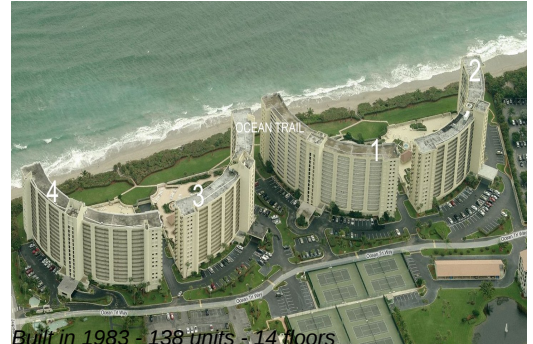


|                |               |             |               |
|----------------|---------------|-------------|---------------|
| Ocean Trail 1: | \$550/sq. ft. | Jupiter:    | \$532/sq. ft. |
| Jupiter:       | \$532/sq. ft. | Palm Beach: | \$452/sq. ft. |

## Inventory for Sale

|               |    |
|---------------|----|
| Ocean Trail 1 | 7% |
| Jupiter       | 3% |
| Palm Beach    | 3% |

## Avg. Time to Close Over Last 12 Months



Ocean Trail 1  
Jupiter  
Palm Beach

130 days  
85 days  
77 days