

# Unit 42217 - Summer House I-IV

42217 - 8550 A1A S, St Augustine, FL, St. Johns 32080

## Unit Information

MLS Number: 1213578  
 Status: Active  
 Size: 1,064 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Assigned, On Street  
 View: Ocean  
 List Price: \$645,000  
 List PPSF: \$606  
 Valuated Price: \$553,000  
 Valuated PPSF: \$520

*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: 256  
 Number of active listings for rent: 0  
 Number of active listings for sale: 11  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
448	1,064 sq ft	May 2024	\$560,000	\$526
434	1,064 sq ft	Mar 2024	\$582,500	\$547
132	1,064 sq ft	Jan 2024	\$599,900	\$564
438	1,140 sq ft	Sep 2023	\$625,000	\$548
402	1,064 sq ft	Aug 2023	\$700,000	\$658

## Market Information

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Summer House I-IV: \$518/sq. ft.      St Augustine: \$355/sq. ft.  
 St Augustine: \$355/sq. ft.      St. Johns: \$340/sq. ft.

## Inventory for Sale

Summer House I-IV: 4%  
 St Augustine: 2%  
 St. Johns: 1%

## Avg. Time to Close Over Last 12 Months

Summer House I-IV: 104 days  
 St Augustine: 62 days  
 St. Johns: 61 days

