

# Unit 45262 - Summer House I-IV

45262 - 8550 A1A S, St Augustine, FL, St. Johns 32080

## Unit Information

MLS Number:	1257155
Status:	Active Under Contract
Size:	1,170 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Assigned
View:	Ocean
List Price:	\$699,000
List PPSF:	\$597
Valuated Price:	\$644,000
Valuated PPSF:	\$550

*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:	9
Building inventory for sale:	3%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
221	1,064 sq ft	Aug 2024	\$589,000	\$554
462	1,170 sq ft	Aug 2024	\$640,250	\$547
448	1,064 sq ft	May 2024	\$560,000	\$526
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434	1,064 sq ft	Mar 2024	\$582,500	\$547

## Market Information

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Summer House I-IV: \$549/sq. ft.	St Augustine: \$361/sq. ft.
St Augustine: \$361/sq. ft.	St. Johns: \$332/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Summer House I-IV	159 days
St Augustine	77 days
St. Johns	68 days

