

Unit 45262 - Summer House I-IV

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

Unit Information

MLS Number:	1257155
Status:	Closed
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:	13
Building inventory for sale:	5%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	4
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
	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: \$355/sq. ft.
St Augustine: \$355/sq. ft.	St. Johns: \$334/sq. ft.

Inventory for Sale

Summer House I-IV	5%
St Augustine	2%
St. Johns	2%

Avg. Time to Close Over Last 12 Months

Summer House I-IV	141 days
St Augustine	72 days
St. Johns	66 days

