# Unit 74 - Ocean Villas

74 - 850 A1A Beach Blvd, St Augustine, FL, St. Johns 32080

#### **Unit Information**

 MLS Number:
 2016991

 Status:
 Active

 Size:
 1,400 Sq ft.

Bedrooms: 3
Full Bathrooms: 2
Half Bathrooms:

Parking Spaces: Parking Lot, Unassigned

 View:
 Pool

 List Price:
 \$725,000

 List PPSF:
 \$518

 Valuated Price:
 \$590,000

 Valuated PPSF:
 \$454

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: 0
Number of active listings for sale: 3
Building inventory for sale: 2%
Number of sales over the last 12 months: 5
Number of sales over the last 6 months: 1
Number of sales over the last 3 months: 1

## **Building Association Information**

OCEAN VILLAS CONDOMINIUM ASSOCIATION 850 A1A Beach Boulevard St. Augustine, FL 32080 phone: (904) 471-3132 fax: (904) 471-3199

http://www.oceanvillascondos.net/

#### **Recent Sales**

Unit #	Size	Closing Date	Sale Price	PPSF
38	1,300 sq ft	Apr 2024	\$639,000	\$492
98	1,450 sq ft	Dec 2023	\$755,000	\$521
56	1,300 sq ft	Oct 2023	\$700,000	\$538
102	1,300 sq ft	Sep 2023	\$628,000	\$483
41	1,200 sq ft	Aug 2023	\$552,000	\$460

#### **Market Information**

No Image Available No Image Available

 Ocean Villas:
 \$470/sq. ft.
 St Augustine:
 \$355/sq. ft.

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 \$355/sq. ft.
 St. Johns:
 \$339/sq. ft.

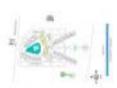
## **Inventory for Sale**

Ocean Villas 2%











St Augustine 1% St. Johns 1%

# Avg. Time to Close Over Last 12 Months

Ocean Villas n/a
St Augustine 68 days
St. Johns 69 days