

# Unit 306 - Ocean House

306 - 7870 A1A S, St Augustine, FL, St. Johns 32080

## Unit Information

MLS Number: 2040753  
 Status: Active  
 Size: 1,200 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Unassigned  
 View: Beach,Ocean,Pool  
 List Price: \$650,000  
 List PPSF: \$542  
 Valuated Price: \$504,000  
 Valuated PPSF: \$420

*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: 63  
 Number of active listings for rent: 0  
 Number of active listings for sale: 2  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

## Building Association Information

Ocean House Condominium  
 7870 A1A South  
 St. Augustine, FL 32080  
 Office: (904) 471-0454

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
105	1,200 sq ft	Aug 2024	\$455,000	\$379
309	1,200 sq ft	Aug 2024	\$475,000	\$396
201	1,200 sq ft	Jun 2024	\$610,000	\$508

## Market Information

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Ocean House:	\$420/sq. ft.	St Augustine:	\$351/sq. ft.
St Augustine:	\$351/sq. ft.	St. Johns:	\$331/sq. ft.

## Inventory for Sale

Ocean House: 3%  
 St Augustine: 2%  
 St. Johns: 2%

## Avg. Time to Close Over Last 12 Months

Ocean House: 68 days  
 St Augustine: 72 days  
 St. Johns: 66 days

