

Unit 42 - Ocean Villas

42 - 850 A1A Beach Blvd, St Augustine, FL, St. Johns 32080

Unit Information

MLS Number:	2104015
Status:	Active
Size:	1,200 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Parking Lot, Unassigned
View:	Ocean
List Price:	\$475,000
List PPSF:	\$396
Valuated Price:	\$511,000
Valuated PPSF:	\$426

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:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

Building Association Information

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

<https://www.oceanvillascondos.net/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
30	1,200 sq ft	Nov 2025	\$535,000	\$446
43	1,300 sq ft	Oct 2025	\$495,000	\$381
92	1,300 sq ft	Aug 2025	\$585,000	\$450
1	1,300 sq ft	Apr 2025	\$550,000	\$423
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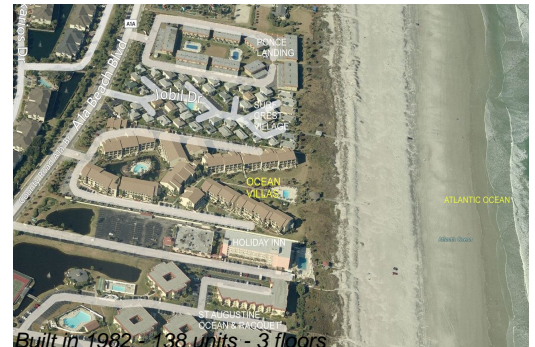
Market Information

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Ocean Villas:	\$417/sq. ft.	St Augustine:	\$322/sq. ft.
St Augustine:	\$322/sq. ft.	St. Johns:	\$303/sq. ft.

Inventory for Sale

Ocean Villas	2%
St Augustine	3%
St. Johns	2%



Avg. Time to Close Over Last 12 Months

Ocean Villas	146 days
St Augustine	102 days
St. Johns	92 days