

Unit 305 - Regency Island Dunes I

305 - 8650 S Ocean Dr, Jensen Beach, FL, St. Lucie 34957



Unit Information

MLS Number: RX-10953292
 Status: Active
 Size: 2,218 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned,Covered,Guest,Under Building
 View: Ocean
 List Price: \$1,399,000
 List PPSF: \$631
 Valuated Price: \$1,204,000
 Valuated PPSF: \$624

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: 70
 Number of active listings for rent: 0
 Number of active listings for sale: 3
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 3
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 1

Building Association Information

REGENCY ISLAND DUNES ASSOCIATION INC
 8640 S OCEAN DR
 JENSEN BEACH, FL 34957-2109
 (772) 229-0311

<http://www.regencyislanddunes.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1003	2,644 sq ft	Mar 2024	\$1,435,000	\$543
803	2,713 sq ft	Jan 2024	\$1,150,000	\$424
1204	2,821 sq ft	Sep 2023	\$1,130,000	\$401

Market Information

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Regency Island Dunes I:	\$657/sq. ft.	Jensen Beach:	\$450/sq. ft.
Jensen Beach:	\$450/sq. ft.	St. Lucie:	\$298/sq. ft.

Inventory for Sale

Regency Island Dunes I	4%
Jensen Beach	2%
St. Lucie	2%

Avg. Time to Close Over Last 12 Months

Regency Island Dunes I	n/a
Jensen Beach	74 days
St. Lucie	46 days