

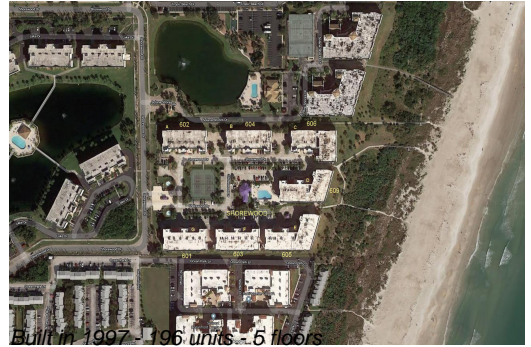
Unit 602 Shorewood Dr # A206 - Shorewood A-B-C-D-E-F&G

602 Shorewood Dr # A206 - 601 Shorewood Dr, Cape Canaveral, FL, Brevard 32920

Unit Information

MLS Number: 1014722
 Status: Active
 Size: 2,104 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Additional
 Parking,Attached,Garage,Garage Door Opener,Guest
 View: Lake
 List Price: \$619,900
 List PPSF: \$295
 Valuated Price: \$517,000
 Valuated PPSF: \$246

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.



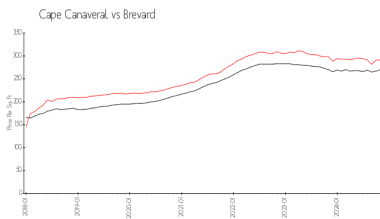
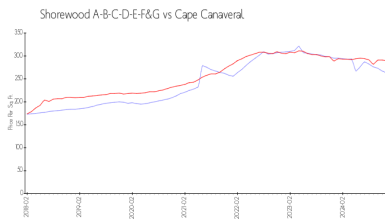
Building Information

Number of units: 196
 Number of active listings for rent: 0
 Number of active listings for sale: 4
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 16
 Number of sales over the last 6 months: 8
 Number of sales over the last 3 months: 0

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
C305	1,922 sq ft	Sep 2024	\$740,000	\$385
308	1,922 sq ft	Sep 2024	\$500,000	\$260
F204	1,663 sq ft	Sep 2024	\$202,000	\$121
F206	2,104 sq ft	Sep 2024	\$195,000	\$93
C202	868 sq ft	Sep 2024	\$320,000	\$369
E503	868 sq ft	Sep 2024	\$260,000	\$300
304	1,663 sq ft	Sep 2024	\$460,000	\$277

Market Information



Shorewood A-B-C-D- \$263/sq. ft.
 E-F&G:
 Cape Canaveral: \$290/sq. ft.

Cape Canaveral: \$290/sq. ft.
 Brevard: \$260/sq. ft.

Inventory for Sale

Shorewood A-B-C-D-E-F&G 2%
 Cape Canaveral 2%
 Brevard 3%

Avg. Time to Close Over Last 12 Months

Shorewood A-B-C-D-E-F&G 81 days
 Cape Canaveral 70 days
 Brevard 271 days