

# Unit 2001 Julep Dr # 202 - Magnolia Bay

2001 Julep Dr # 202 - 2001 Julep Dr, Cocoa Beach, FL, Brevard 32931

## Unit Information

MLS Number: 1019183  
 Status: Active  
 Size: 2,108 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 0  
 Parking Spaces: Additional Parking,Assigned,Attached,Covered,Garage Door Opener,Guest,Parking Lot,Secured  
 View: River  
 List Price: \$710,000  
 List PPSF: \$337  
 Valuated Price: \$533,000  
 Valuated PPSF: \$253

*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: 57  
 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: 35  
 Number of sales over the last 6 months: 35  
 Number of sales over the last 3 months: 35

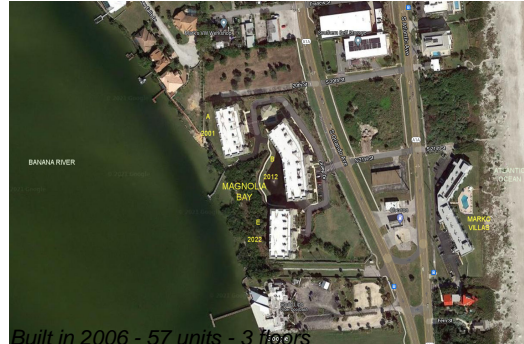
## Building Association Information

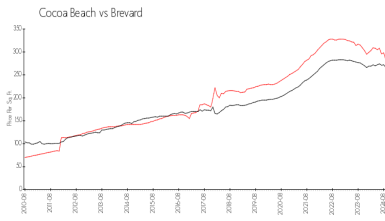
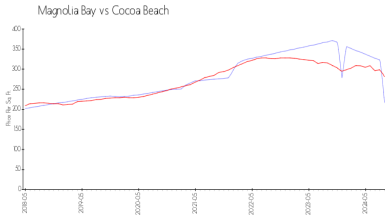
Magnolia Bay Condos  
 Address: 2002 Julep Dr,  
 Cocoa Beach, FL 32931  
 Phone: +1 321-613-4684

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| C 207  | 3,024 sq ft | Sep 2024     | \$510,000  | \$169 |
| E-204  | 2,183 sq ft | Sep 2024     | \$400,000  | \$183 |
| E-104  | 2,183 sq ft | Sep 2024     | \$325,000  | \$149 |
| A-102  | 2,183 sq ft | Sep 2024     | \$375,000  | \$172 |
| A-103  | 2,183 sq ft | Sep 2024     | \$376,000  | \$172 |
| E303   | 2,108 sq ft | Sep 2024     | \$395,000  | \$187 |
| 102    | 2,108 sq ft | Sep 2024     | \$320,000  | \$152 |
| 101    | 2,455 sq ft | Sep 2024     | \$340,000  | \$138 |
| 206    | 2,455 sq ft | Sep 2024     | \$435,000  | \$177 |
| 304    | 2,108 sq ft | Sep 2024     | \$395,000  | \$187 |
| 103    | 2,108 sq ft | Sep 2024     | \$320,000  | \$152 |
| 201    | 2,552 sq ft | Sep 2024     | \$435,000  | \$170 |
| E-205  | 2,108 sq ft | Sep 2024     | \$325,000  | \$154 |
| E-102  | 2,108 sq ft | Sep 2024     | \$309,000  | \$147 |
| 302    | 2,108 sq ft | Sep 2024     | \$365,000  | \$173 |
| A 206  | 2,552 sq ft | Sep 2024     | \$469,000  | \$184 |
| E-301  | 2,455 sq ft | Sep 2024     | \$380,000  | \$155 |
| 101    | 2,550 sq ft | Sep 2024     | \$340,000  | \$133 |
| 301    | 2,552 sq ft | Sep 2024     | \$479,900  | \$188 |
| A101   | 2,552 sq ft | Sep 2024     | \$459,000  | \$180 |
| 303    | 2,183 sq ft | Sep 2024     | \$359,000  | \$164 |
| 103    | 2,183 sq ft | Sep 2024     | \$300,000  | \$137 |
| E306   | 2,455 sq ft | Sep 2024     | \$519,000  | \$211 |
| 205    | 2,183 sq ft | Sep 2024     | \$350,000  | \$160 |
| C-305  | 2,180 sq ft | Sep 2024     | \$369,900  | \$170 |

## Market Information





Magnolia Bay: \$217/sq. ft.  
 Cocoa Beach: \$281/sq. ft.

Cocoa Beach: \$281/sq. ft.  
 Brevard: \$255/sq. ft.

### Inventory for Sale

Magnolia Bay 4%  
 Cocoa Beach 2%  
 Brevard 2%

### Avg. Time to Close Over Last 12 Months

Magnolia Bay 198 days  
 Cocoa Beach 90 days  
 Brevard 305 days