

# Unit 808 - Harbour Royale South

808 - 520 Palm Springs Blvd, Indian Harbour Beach, FL, Brevard 32937

## Unit Information

MLS Number:	1023052
Status:	Active
Size:	1,055 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Assigned, Carport, Guest
View:	
List Price:	\$298,900
List PPSF:	\$283
Valuated Price:	\$229,000
Valuated PPSF:	\$217

*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:	104
Number of active listings for rent:	0
Number of active listings for sale:	9
Building inventory for sale:	8%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

## Building Association Information

Harbour Royale Condominium  
Address: 510 Palm Springs Blvd,  
Indian Harbour Beach  
Phone: +1 321-773-8853

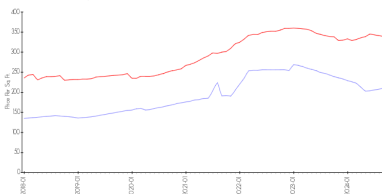
<https://www.harbourroyale.com/>

## Recent Sales

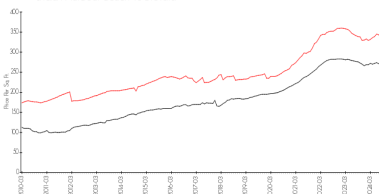
Unit #	Size	Closing Date	Sale Price	PPSF
208	1,055 sq ft	Sep 2024	\$216,000	\$205
112	1,100 sq ft	Aug 2024	\$209,000	\$190
506	1,055 sq ft	May 2024	\$215,000	\$204
606	1 sq ft	Mar 2024	\$237,500	\$237,500

## Market Information

Harbour Royale South vs Indian Harbour Beach



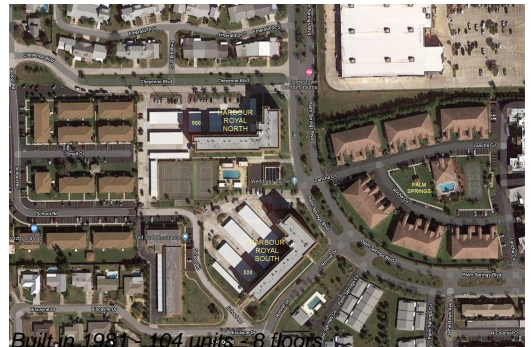
Indian Harbour Beach vs Brevard



Harbour Royale South:	\$210/sq. ft.	Indian Harbour Beach:	\$339/sq. ft.
Indian Harbour Beach:	\$339/sq. ft.	Brevard:	\$255/sq. ft.

## Inventory for Sale

Harbour Royale South	9%
Indian Harbour Beach	3%
Brevard	2%



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

Harbour Royale South	46 days
Indian Harbour Beach	75 days
Brevard	306 days