

# 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

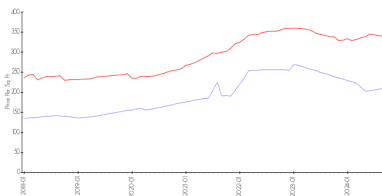
<https://www.harbourroyale.com/>

## Recent Sales

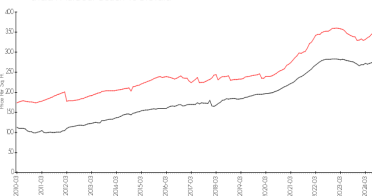
Unit #	Size	Closing Date	Sale Price	PPSF
208	1,055 sq ft	Sep 2024	\$216,000	\$205
112	1,100 sq ft	Aug 2024	\$209,000	\$190
506	1,055 sq ft	May 2024	\$215,000	\$204
606	1 sq ft	Mar 2024	\$237,500	\$237,500

## Market Information

Harbour Royale South vs Indian Harbour Beach



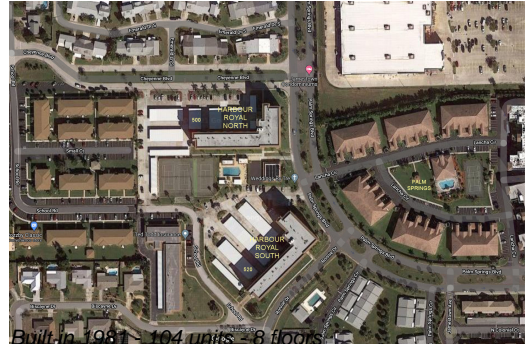
Indian Harbour Beach vs Brevard



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	305 days