

# Unit A404 - Ocean Oaks A&B

A404 - 8700 Ridgewood Ave, Cape Canaveral, FL, Brevard 32920

## Unit Information

MLS Number: 1023371  
 Status: Active  
 Size: 820 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Detached  
 View: Beach, Ocean, Water  
 Carport, Garage, Garage Door Opener  
 List Price: \$450,000  
 List PPSF: \$549  
 Valuated Price: \$260,000  
 Valuated PPSF: \$336

*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: 84  
 Number of active listings for rent: 0  
 Number of active listings for sale: 3  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

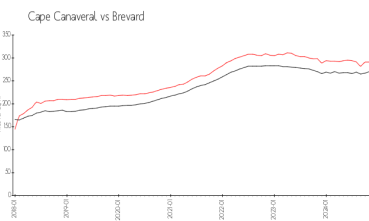
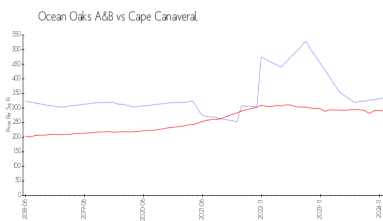
## Building Association Information

Ocean Oaks Condominium  
 Address: 8700 Ridgewood Ave,  
 Cape Canaveral, FL 32920

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
409a	1,621 sq ft	Jun 2024	\$520,000	\$321
Ph2b	1,621 sq ft	Mar 2024	\$580,000	\$358

## Market Information



Ocean Oaks A&B: \$334/sq. ft.  
 Cape Canaveral: \$290/sq. ft.  
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 Brevard: \$260/sq. ft.

## Inventory for Sale

Ocean Oaks A&B: 4%  
 Cape Canaveral: 2%  
 Brevard: 3%

## Avg. Time to Close Over Last 12 Months

Ocean Oaks A&B: 46 days  
 Cape Canaveral: 70 days  
 Brevard: 271 days

