

# Unit 305 - Serena Shores 2035 (South)

305 - 2035 A1A Hwy, Indian Harbour Beach, FL, Brevard 32937

## Unit Information

MLS Number:	1023547
Status:	Pending
Size:	2,350 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	Additional Parking,Attached,Garage,Guest
View:	Beach,Ocean,Pool
List Price:	\$975,000
List PPSF:	\$415
Valuated Price:	\$745,000
Valuated PPSF:	\$317

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:	16
Number of active listings for rent:	0
Number of active listings for sale:	1
Building inventory for sale:	6%
Number of sales over the last 12 months:	1
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

## Building Association Information

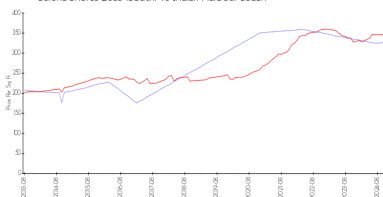
Serena Shores Condo Association Inc  
 Address: 1965 A1A  
 Indian Harbour Beach, FL 32937,  
 Phone: +1 321-773-7715

## Recent Sales

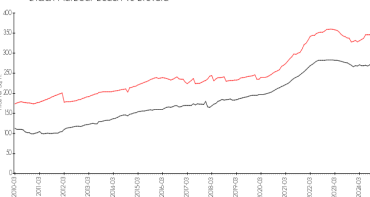
Unit #	Size	Closing Date	Sale Price	PPSF
401	3,531 sq ft	May 2024	\$1,300,000	\$368

## Market Information

Serena Shores 2035 (South) vs Indian Harbour Beach



Indian Harbour Beach vs Brevard



Serena Shores 2035 (South):	\$327/sq. ft.	Indian Harbour Beach:	\$345/sq. ft.
Indian Harbour Beach:	\$345/sq. ft.	Brevard:	\$259/sq. ft.

## Inventory for Sale

Serena Shores 2035 (South)	6%
Indian Harbour Beach	3%
Brevard	2%

## Avg. Time to Close Over Last 12 Months

Serena Shores 2035 (South)	113 days
Indian Harbour Beach	71 days
Brevard	283 days

