

Unit 106 - 115 River Drive

106 - 115 N Indian River Dr, Cocoa Beach, FL, Brevard 32922

Unit Information

| | |
|-----------------|---|
| MLS Number: | 1024225 |
| Status: | Active |
| Size: | 1,388 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | Additional Parking, Carport, Guest, Shared Driveway, Unassigned |
| View: | Marina, River, Water, Intracoastal |
| List Price: | \$370,000 |
| List PPSF: | \$267 |
| Valuated Price: | \$304,000 |
| Valuated PPSF: | \$219 |

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

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|--|----|
| Number of units: | 86 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 4 |
| Building inventory for sale: | 4% |
| Number of sales over the last 12 months: | 4 |
| Number of sales over the last 6 months: | 1 |
| Number of sales over the last 3 months: | 1 |

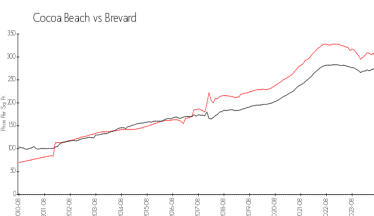
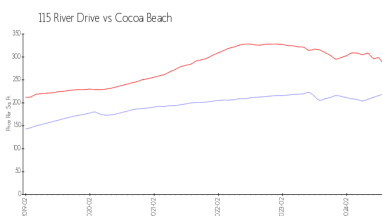
Building Association Information

115 River Drive Condominiums
Address: 115 Indian River Dr,
Cocoa, FL 32922
Phone: +1 321-636-3650

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 210 | 1,804 sq ft | Sep 2024 | \$399,000 | \$221 |
| 129 | 1,180 sq ft | May 2024 | \$240,000 | \$203 |
| 205 | 1,398 sq ft | Feb 2024 | \$388,000 | \$278 |
| 322 | 1,594 sq ft | Nov 2023 | \$343,000 | \$215 |

Market Information



115 River Drive: \$220/sq. ft.
Cocoa Beach: \$281/sq. ft.

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

Inventory for Sale

| | |
|-----------------|----|
| 115 River Drive | 5% |
| Cocoa Beach | 2% |
| Brevard | 2% |

Avg. Time to Close Over Last 12 Months

| | |
|-----------------|---------|
| 115 River Drive | 90 days |
| Cocoa Beach | 90 days |

Brevard

305 days