

Unit 526 - Eagle's Nest

526 - 1225 N Wickham Rd, Melbourne, FL, Brevard 32935

Unit Information

MLS Number: 1024395
 Status: Active
 Size: 895 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Additional Parking, Unassigned
 View:
 List Price: \$168,000
 List PPSF: \$188
 Valuated Price: \$162,000
 Valuated PPSF: \$189

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

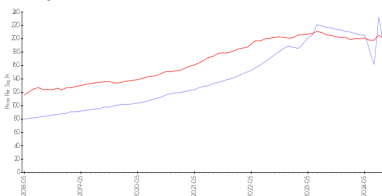
Number of units: 84
 Number of active listings for rent: 0
 Number of active listings for sale: 3
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 6
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 2

Recent Sales

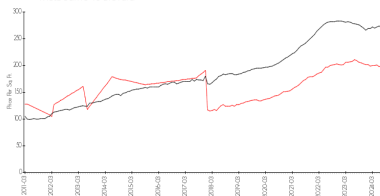
Unit #	Size	Closing Date	Sale Price	PPSF
222	586 sq ft	Sep 2024	\$20,000	\$34
811	586 sq ft	Aug 2024	\$135,000	\$230
324	859 sq ft	Jul 2024	\$140,000	\$163
516	859 sq ft	May 2024	\$175,000	\$204

Market Information

Eagle's Nest vs Melbourne



Melbourne vs Brevard



Eagle's Nest:	\$188/sq. ft.	Melbourne:	\$201/sq. ft.
Melbourne:	\$201/sq. ft.	Brevard:	\$255/sq. ft.

Inventory for Sale

Eagle's Nest: 4%
 Melbourne: 2%
 Brevard: 2%

Avg. Time to Close Over Last 12 Months

Eagle's Nest: 60 days
 Melbourne: 1262 days
 Brevard: 305 days



Built in 1978 - 84 units - 2 floors