

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:	\$165,000
List PPSF:	\$184
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

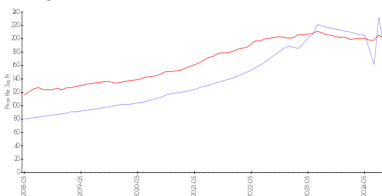
Number of units:	84
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	3%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

Recent Sales

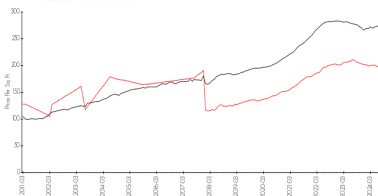
Unit #	Size	Closing Date	Sale Price	PPSF
222	586 sq ft	Sep 2024	\$20,000	\$34
811	586 sq ft	Aug 2024	\$135,000	\$230
324	859 sq ft	Jul 2024	\$140,000	\$163
516	859 sq ft	May 2024	\$175,000	\$204

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	56 days
Melbourne	1083 days
Brevard	272 days

