

# Unit 1805 Atlantic St # 133 - Breakers (1 to 8)

1805 Atlantic St # 133 - 1805 Atlantic St, Melbourne Beach, FL, Brevard 32951

## Unit Information

MLS Number: 1024478  
 Status: Active  
 Size: 2,017 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Assigned, Garage Door Opener, Underground  
 View: Beach, Ocean  
 List Price: \$950,000  
 List PPSF: \$471  
 Valuated Price: \$857,000  
 Valuated PPSF: \$425

*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: 96  
 Number of active listings for rent: 0  
 Number of active listings for sale: 5  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 0

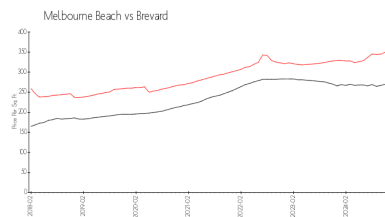
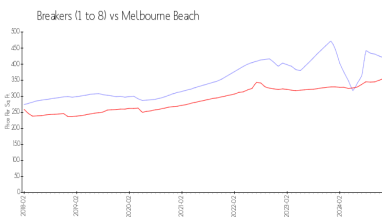
## Building Association Information

Breakers Condominium Association  
 2051 Atlantic St  
 Melbourne Beach, FL 32951  
 (321) 727-0007

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
715	1,381 sq ft	Sep 2024	\$295,000	\$214
424	2,300 sq ft	Aug 2024	\$1,300,000	\$565
532	2,017 sq ft	Aug 2024	\$650,000	\$322
316	1,385 sq ft	Jul 2024	\$429,000	\$310
713	1,381 sq ft	May 2024	\$435,000	\$315

## Market Information



Breakers (1 to 8): \$420/sq. ft.  
 Melbourne Beach: \$355/sq. ft.  
 Melbourne Beach: \$355/sq. ft.  
 Brevard: \$260/sq. ft.

## Inventory for Sale

Breakers (1 to 8) 5%  
 Melbourne Beach 4%  
 Brevard 3%

## Avg. Time to Close Over Last 12 Months

Breakers (1 to 8) 81 days



Melbourne Beach  
Brevard

92 days  
272 days