

# Unit 604 - Pineapple House

604 - 1437 Pineapple Ave, Melbourne, FL, Brevard 32935

## Unit Information

MLS Number: 1024500  
 Status: Closed  
 Size: 2,090 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Garage, Garage Door Opener, Underground  
 View: City, River, Intracoastal  
 List Price: \$575,000  
 List PPSF: \$275  
 Valuated Price: \$534,000  
 Valuated PPSF: \$266

*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: 33  
 Number of active listings for rent: 0  
 Number of active listings for sale: 2  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

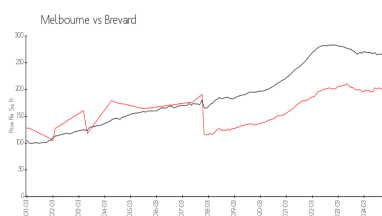
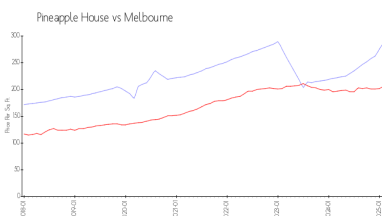
## Building Association Information

PINEAPPLE HOUSE  
 CONDOMINIUM ASSOCIATION, INC  
 7145 TURNER ROAD SUITE 101  
 ROCKLEDGE, FL 32955

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 604    | 2,090 sq ft | Feb 2025     | \$570,000  | \$273 |
| 402    | 2,021 sq ft | Dec 2024     | \$515,000  | \$255 |
| 804    | 2,855 sq ft | May 2024     | \$710,000  | \$249 |

## Market Information



Pineapple House: \$270/sq. ft.  
 Melbourne: \$205/sq. ft.

Melbourne: \$205/sq. ft.  
 Brevard: \$257/sq. ft.

## Inventory for Sale

Pineapple House: 6%  
 Melbourne: 2%  
 Brevard: 3%

## Avg. Time to Close Over Last 12 Months

Pineapple House: 137 days  
 Melbourne: 1077 days  
 Brevard: 281 days



Built in 2007 - 33 units - 8 floors