

Unit 110 Colibri Way # 102 - Cypress Springs

110 Colibri Way # 102 - 3995 Almeida Ct, Melbourne, FL, Brevard 32901

Unit Information

MLS Number: 1025199
 Status: Active
 Size: 1,175 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Parking Lot, Unassigned
 View: Other
 List Price: \$220,000
 List PPSF: \$187
 Valuated Price: \$194,000
 Valuated PPSF: \$165

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: 88
 Number of active listings for rent: 0
 Number of active listings for sale: 2
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 6
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 2

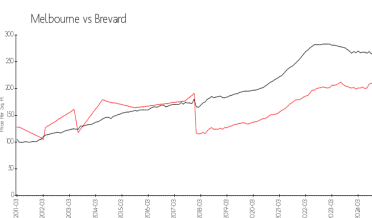
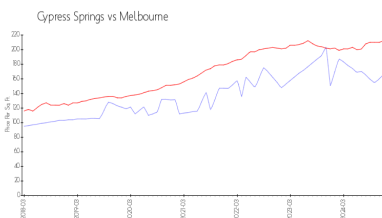
Building Association Information

Cypress Springs
 Condominium Association, Inc.
 Leland Management
 Address: 6972 Lake Gloria Blvd,
 Orlando, FL 32809
 Phone: +1 407-447-9955

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
105	1,450 sq ft	Dec 2024	\$238,000	\$164
106	1,175 sq ft	Dec 2024	\$215,000	\$183
101	1,450 sq ft	Oct 2024	\$225,000	\$155
101	1,334 sq ft	Sep 2024	\$65,900	\$49
108	1,450 sq ft	Jun 2024	\$245,000	\$169

Market Information



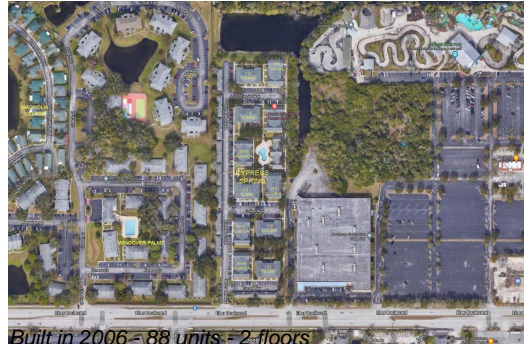
Cypress Springs: \$166/sq. ft.
 Melbourne: \$212/sq. ft.

Melbourne: \$212/sq. ft.
 Brevard: \$260/sq. ft.

Inventory for Sale

Cypress Springs 2%
 Melbourne 2%
 Brevard 3%

Avg. Time to Close Over Last 12 Months



Cypress Springs
Melbourne
Brevard

51 days
1012 days
271 days