

Unit 1465 S Harbor City Blvd # 1002 - Paramount Riverfront 1435&1465

1465 S Harbor City Blvd # 1002 - 1435 S Harbor City Blvd, Melbourne, FL, Brevard 32901

Unit Information

MLS Number: 1025518
 Status: Active
 Size: 4,428 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: Assigned,Attached,Community Structure,Detached,Garage,Garage Door Opener,Gated,Guest,Parking Lot,Secured,Unassigned

View:
 List Price: \$1,999,999
 List PPSF: \$452
 Valuated Price: \$1,841,000
 Valuated PPSF: \$416

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.



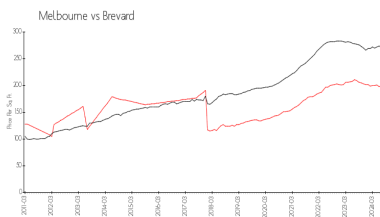
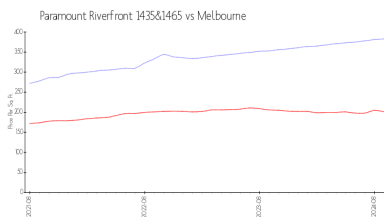
Building Information

Number of units: 68
 Number of active listings for rent: 0
 Number of active listings for sale: 4
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 4
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 1

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
604	2,345 sq ft	Aug 2024	\$920,000	\$392
203	2,082 sq ft	Feb 2024	\$600,000	\$288
703	2,082 sq ft	Feb 2024	\$625,000	\$300
304	2,345 sq ft	Feb 2024	\$899,900	\$384

Market Information



Paramount Riverfront 1435&1465: \$383/sq. ft.
 Melbourne: \$201/sq. ft.
 Brevard: \$255/sq. ft.

Inventory for Sale

Paramount Riverfront 1435&1465: 6%
 Melbourne: 2%
 Brevard: 2%

Avg. Time to Close Over Last 12 Months

Paramount Riverfront 1435&1465: 50 days
 Melbourne: 1566 days
 Brevard: 651 days