Unit 100 Riverside Dr # 405 - Orleander Pointe 100-102-104

100 Riverside Dr # 405 - 100 Riverside Dr, Cocoa Beach, FL, Brevard 32922

Unit Information

MLS Number:	1025600
Status:	Active
Size:	1,616 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned,Attached,Garage,Garage Door Opener,Guest,Parking Lot
View:	River,Water
List Price:	$589,900
List PPSF:	$365
Valuated Price:	$505,000
Valuated PPSF:	$313

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

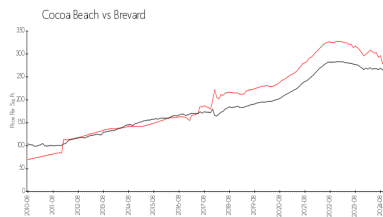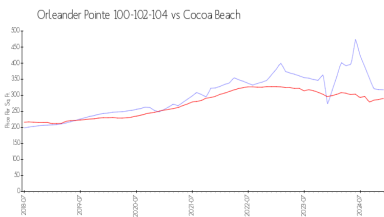|	
Number of units:	138
Number of active listings for rent:	0
Number of active listings for sale:	6
Building inventory for sale:	4%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

Building Association Information

Oleander Pointe Condominium
Address: 104 Riverside Dr,
Cocoa, FL 32922
Phone: +1 321-784-2091

http://oleanderpointe.com/location/

Built in 1998 - 138 units - 9 floors

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
705	1,616 sq ft	Jan 2025	$634,000	$392
606	2,019 sq ft	Jan 2025	$840,000	$416
604	1,479 sq ft	Oct 2024	$475,000	$321
604	1,479 sq ft	Sep 2024	$250,000	$169
704	1,479 sq ft	Aug 2024	$525,000	$355

Market Information

Orleander Pointe 100-102-104:	$317/sq. ft.	Cocoa Beach:	$290/sq. ft.
Cocoa Beach:	$290/sq. ft.	Brevard:	$260/sq. ft.

Inventory for Sale

Orleander Pointe 100-102-104	4%

| Cocoa Beach | 3% |
| Brevard | 3% |

Avg. Time to Close Over Last 12 Months

Orleander Pointe 100-102-104	62 days
Cocoa Beach	96 days
Brevard	273 days