

# Unit 1934 Otterbein Ave # 302 - Courtyards (The)

1934 Otterbein Ave # 302 - 1926 Otterbein Ave, Cocoa Beach, FL, Brevard 32926

## Unit Information

MLS Number: 1026519  
 Status: Active  
 Size: 1,067 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Guest, Off Street, On Street  
 View:  
 List Price: \$219,000  
 List PPSF: \$205  
 Valuated Price: \$107,000  
 Valuated PPSF: \$100

*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.*

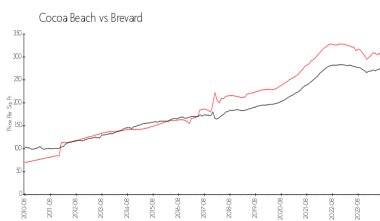
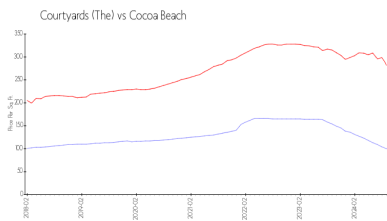
## Building Information

Number of units: 48  
 Number of active listings for rent: 0  
 Number of active listings for sale: 2  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 3

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
202	1,067 sq ft	Oct 2024	\$185,000	\$173
1001	1,067 sq ft	Sep 2024	\$45,000	\$42
804	1,067 sq ft	Sep 2024	\$168,000	\$157
801		Apr 2024	\$206,000	

## Market Information



Courtyards (The):	\$100/sq. ft.	Cocoa Beach:	\$281/sq. ft.
Cocoa Beach:	\$281/sq. ft.	Brevard:	\$255/sq. ft.

## Inventory for Sale

Courtyards (The) 4%  
 Cocoa Beach 2%  
 Brevard 2%

## Avg. Time to Close Over Last 12 Months

Courtyards (The) 98 days  
 Cocoa Beach 90 days  
 Brevard 305 days

