

Unit 3609 S Banana River Blvd # C206 - Rock Pointe 3601 3605 3609 3611&3613

3609 S Banana River Blvd # C206 - 3601 S Banana River Blvd, Cocoa Beach, FL, Brevard 32931

Unit Information

MLS Number: 1026570
 Status: Active
 Size: 1,650 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned, Attached, Garage, Garage Door Opener, Parking Lot
 View: Pond, Pool, River, Water
 List Price: \$475,000
 List PPSF: \$288
 Valuated Price: \$415,000
 Valuated PPSF: \$283

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: 112
 Number of active listings for rent: 0
 Number of active listings for sale: 6
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 3

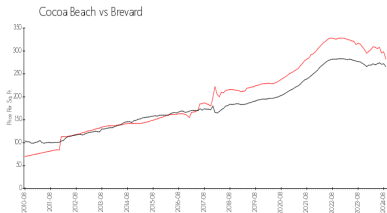
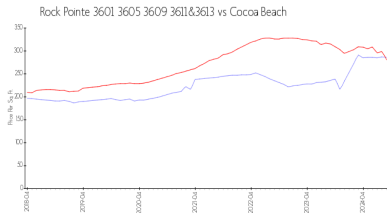
Building Association Information

Rock Pointe Condominiums
 Address: 3611 S Banana River Blvd,
 Cocoa Beach, FL 32931
 Phone: +1 321-784-3707

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
A403	1,351 sq ft	Sep 2024	\$390,000	\$289
C-210	1,351 sq ft	Sep 2024	\$180,000	\$133
307	2,149 sq ft	Jul 2024	\$380,000	\$177
407	1,466 sq ft	Apr 2024	\$420,000	\$286
A-403	1,351 sq ft	Mar 2024	\$395,000	\$292

Market Information



Rock Pointe 3601 3605 3609 3611&3613:	\$286/sq. ft.	Cocoa Beach:	\$281/sq. ft.
Cocoa Beach:	\$281/sq. ft.	Brevard:	\$255/sq. ft.

Inventory for Sale

Rock Pointe 3601 3605 3609 3611&3613 5%
 Cocoa Beach 2%

Brevard

2%

Avg. Time to Close Over Last 12 Months

Rock Pointe 3601 3605 3609 3611&3613	56 days
Cocoa Beach	90 days
Brevard	305 days