

# Unit 201 - Gardenia Oceanfront

201 - 2195 A1A Hwy, Satellite Beach, FL, Brevard 32937

## Unit Information

MLS Number: 1027494  
 Status: Active  
 Size: 2,617 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Additional  
 Parking,Assigned,Garage,Garage Door Opener,Underground  
 View: Beach,Ocean  
 List Price: \$1,350,000  
 List PPSF: \$516  
 Valuated Price: \$1,283,000  
 Valuated PPSF: \$490

*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: 24  
 Number of active listings for rent: 0  
 Number of active listings for sale: 1  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

## Building Association Information

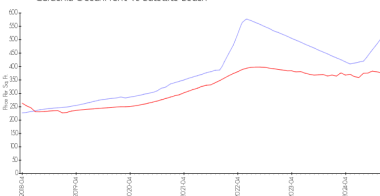
Gardenia Oceanfront Condo  
 Address: 2195 A1A Hwy  
 Indian Harbour Beach, FL 32937  
 Phone: +1 321-779-0304

## Recent Sales

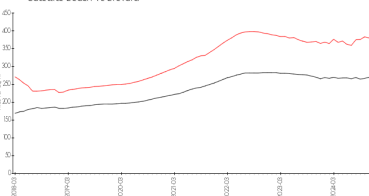
Unit #	Size	Closing Date	Sale Price	PPSF
202	2,228 sq ft	Aug 2024	\$905,000	\$406
801	2,617 sq ft	May 2024	\$1,100,000	\$420

## Market Information

Gardenia Oceanfront vs Satellite Beach



Satellite Beach vs Brevard



Gardenia Oceanfront:	\$508/sq. ft.	Satellite Beach:	\$376/sq. ft.
Satellite Beach:	\$376/sq. ft.	Brevard:	\$260/sq. ft.

## Inventory for Sale

Gardenia Oceanfront: 4%  
 Satellite Beach: 5%  
 Brevard: 3%

## Avg. Time to Close Over Last 12 Months

Gardenia Oceanfront: 115 days  
 Satellite Beach: 86 days



Brevard

271 days