

# Unit 1 Eighth Ave #1204 - Magnolia Key

1 Eighth Ave #1204 - 505 Miramar Ave, Indialantic, FL, Brevard 32903

## Unit Information

MLS Number: 1029695  
 Status: Active  
 Size: 2,263 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Garage Door Opener, Guest, Underground  
 View: Ocean, Water  
 List Price: \$839,999  
 List PPSF: \$371  
 Valuated Price: \$868,000  
 Valuated PPSF: \$384

*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.*

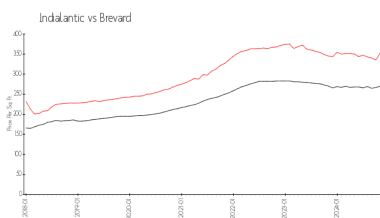
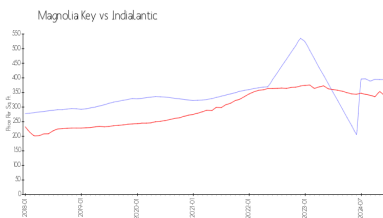
## Building Information

Number of units: 36  
 Number of active listings for rent: 0  
 Number of active listings for sale: 3  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2204	1,887 sq ft	Dec 2024	\$784,000	\$415
3201	2,268 sq ft	Sep 2024	\$478,000	\$211
1304	2,263 sq ft	Jul 2024	\$875,000	\$387

## Market Information



Magnolia Key:	\$394/sq. ft.	Indialantic:	\$338/sq. ft.
Indialantic:	\$338/sq. ft.	Brevard:	\$260/sq. ft.

## Inventory for Sale

Magnolia Key	8%
Indialantic	3%
Brevard	3%

## Avg. Time to Close Over Last 12 Months

Magnolia Key	83 days
Indialantic	81 days
Brevard	271 days

