

Unit 508 - Xanadu

508 - 750 N Atlantic Ave, Cocoa Beach, FL, Brevard 32931

Unit Information

MLS Number: 921769
 Status: Active
 Size: 1,993 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: Detached
 View: Ocean, Pool, Water
 List Price: \$639,900
 List PPSF: \$321
 Valuated Price: \$565,000
 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: 108
 Number of active listings for rent: 0
 Number of active listings for sale: 5
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 8
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 0

Building Association Information

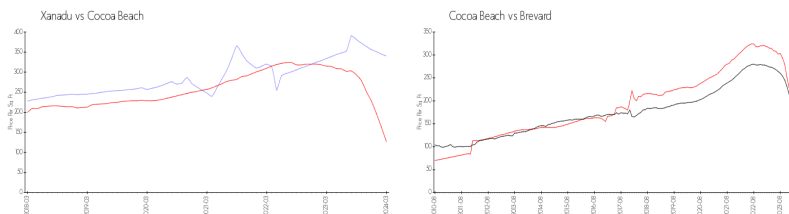
Xanadu Condominium Association Inc.
 Address: 750 N Atlantic Ave, Cocoa Beach, FL 32931
 Phone: +1 321-784-2692

<https://xanaducb.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
405	1,761 sq ft	Dec 2023	\$660,000	\$375
401	2,343 sq ft	Dec 2023	\$785,000	\$335
407	1,982 sq ft	Aug 2023	\$640,000	\$323
904	1,761 sq ft	Jun 2023	\$675,000	\$383

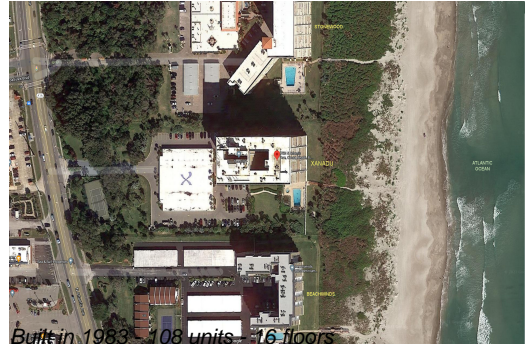
Market Information



Xanadu: \$340/sq. ft. Cocoa Beach: \$127/sq. ft.
 Cocoa Beach: \$127/sq. ft. Brevard: \$145/sq. ft.

Inventory for Sale

Xanadu 5%
 Cocoa Beach 2%
 Brevard 2%



Avg. Time to Close Over Last 12 Months

Xanadu	n/a
Cocoa Beach	48 days
Brevard	37 days