

Market Analysis

Market Analysis 06-04-2019

Information obtained from the Space Coast Association MLS

Recent Closed **

MLS#	Address	# Units	Bed/Bath	Sold Date	Price	Price per Unit
834854	19 Audubon Dr	2	2/2 & 2/1	03/29/19	\$ 162,750	\$ 81,375
832593	2063 Stewart Rd	2	2bd 1ba	01/31/19	\$ 172,000	\$ 86,000
832656	658 Young St	4	Unknown	02/01/19	\$ 375,000	\$ 93,750
834924	600 Creel St	4	1bd 1ba	05/06/19	\$ 310,000	\$ 77,500
828277	5 & 7 Circle Ave	6	2bd 1ba	12/14/18	\$ 420,000	\$ 70,000

Indicated Price for Subject:		
Average Sold Price per Unit	\$ 81,725	\$ 326,900
Median Sold Price per Unit	\$ 81,375	\$ 325,500
Maximum Sold Price per Unit	\$ 93,750	\$ 375,000

Active and Contigent

MLS#	Status	Address	# Units	Bed/Bath	Price	Price per Unit
842103	Contingent	2173 Highland Ave		2 2bd/2ba	\$ 254,900	\$127,450
842104	Contingent	2183 Highland Ave		3 2x 2/2 1x1/1	\$ 354,900	\$118,300
828532	Active	127 Begonia St		3 1000SqFt/unit	\$ 325,000	\$108,333
838798	Active	1590 Pineapple Ave		4 2x1/1 1x2/1	\$ 425,000	\$106,250

Indicated Price for Subject:			Factored Price**	** Note average Sold Price/List Price is 96% using the 96% ratio, a possible indicated selling price for the subject was factored
Average Sold Price per Unit	\$ 115,083	\$ 460,333	\$441,920	
Median Sold Price per Unit	\$ 113,317	\$ 453,267	\$435,136	
Maximum Sold Price per Unit	\$ 127,450	\$ 509,800	\$489,408	

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