

# Unit 3407 - Blue Diamond

3407 - 4779 Collins Av, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number:	A11504918
Status:	Active
Size:	1,380 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Spaces,Assigned Parking,Parking Garage
View:	Bay,Intracoastal View,Ocean View
Rental Price:	\$7,500
List PPSF:	\$5
Valuated Price:	\$1,837,000
Valuated PPSF:	\$1,331

*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

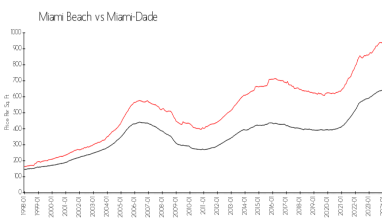
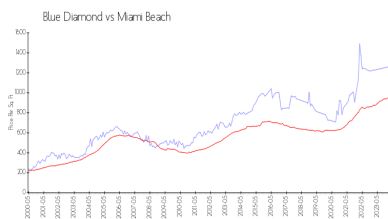
Number of units:	315
Number of active listings for rent:	7
Number of active listings for sale:	8
Building inventory for sale:	2%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

## Building Association Information

Blue Diamond condominium Association, inc  
(305) 672-9910 & 305-672-4779

<http://bluegreendiamondcondos.com/blue>

## Market Information



Blue Diamond: \$1265/sq. ft.  
Miami Beach: \$937/sq. ft.

Miami Beach: \$937/sq. ft.  
Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Blue Diamond	3%
Miami Beach	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Blue Diamond	74 days
Miami Beach	97 days
Miami-Dade	81 days

