

# Unit 1403 - Residences at the Miami Beach Edition

1403 - 2901 Collins Ave, Miami Beach, FL, Miami-Dade 33140

## Unit Information

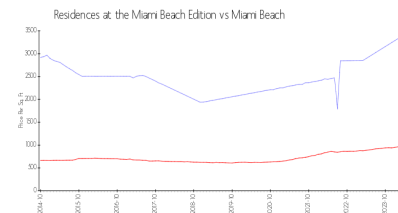
|                 |                       |
|-----------------|-----------------------|
| MLS Number:     | A11218938             |
| Status:         | Active                |
| Size:           | 982 Sq ft.            |
| Bedrooms:       | 1                     |
| Full Bathrooms: | 1                     |
| Half Bathrooms: | 5                     |
| Parking Spaces: | 1 Space,Valet Parking |
| View:           | Other View            |
| Rental Price:   | \$15,500              |
| List PPSF:      | \$16                  |
| Valuated Price: | \$2,906,000           |
| Valuated PPSF:  | \$2,959               |

*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.*

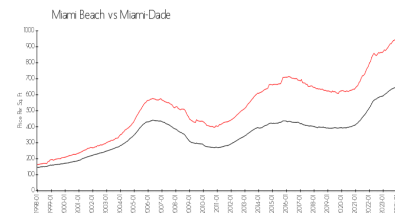
## Building Information

|  |     |
|--|-----|
| Number of units:                         | 24  |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 3   |
| Building inventory for sale:             | 12% |
| Number of sales over the last 12 months: | 1   |
| Number of sales over the last 6 months:  | 1   |
| Number of sales over the last 3 months:  | 1   |

## Market Information



|  |                |
|--|----------------|
| Residences at the Miami Beach Edition: | \$3374/sq. ft. |
| Miami Beach:                           | \$948/sq. ft.  |



|              |               |
|--------------|---------------|
| Miami Beach: | \$948/sq. ft. |
| Miami-Dade:  | \$710/sq. ft. |

## Inventory for Sale

|                                       |     |
|---------------------------------------|-----|
| Residences at the Miami Beach Edition | 13% |
| Miami Beach                           | 4%  |
| Miami-Dade                            | 3%  |

## Avg. Time to Close Over Last 12 Months

|                                       |         |
|---------------------------------------|---------|
| Residences at the Miami Beach Edition | 40 days |
| Miami Beach                           | 99 days |
| Miami-Dade                            | 81 days |

