

Unit 703 - Riviera

703 - 2401 Collins Ave, Miami Beach, FL, Miami-Dade 33140

Unit Information

| | |
|-----------------|--------------------------|
| MLS Number: | A11277423 |
| Status: | Active |
| Size: | 1,368 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Assigned Parking |
| View: | |
| List Price: | \$775,000 |
| List PPSF: | \$567 |
| Valuated Price: | \$776,000 |
| Valuated PPSF: | \$567 |

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: | 177 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 8 |
| Building inventory for sale: | 4% |
| Number of sales over the last 12 months: | 5 |
| Number of sales over the last 6 months: | 3 |
| Number of sales over the last 3 months: | 2 |

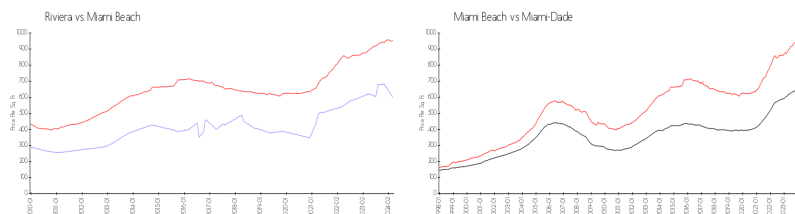
Building Association Information

The Riviera Condominium Association Inc
2401 Collins Avenue
Miami Beach, FL 33140
Phone: (305) 532-3742

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| 906 | 1,368 sq ft | Apr 2024 | \$800,000 | \$585 |
| 702 | 1,266 sq ft | Mar 2024 | \$750,000 | \$592 |
| 1402 | 1,266 sq ft | Dec 2023 | \$1,125,000 | \$889 |
| 801 | 1,266 sq ft | Sep 2023 | \$1,050,000 | \$829 |
| 1208 | 1,619 sq ft | Aug 2023 | \$925,000 | \$571 |

Market Information

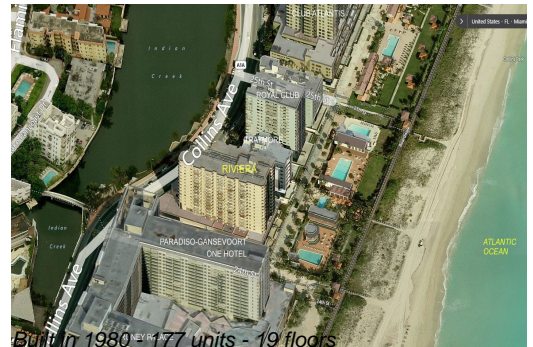


Riviera: \$600/sq. ft.
Miami Beach: \$952/sq. ft.

Miami Beach: \$952/sq. ft.
Miami-Dade: \$698/sq. ft.

Inventory for Sale

| | |
|-------------|----|
| Riviera | 5% |
| Miami Beach | 4% |
| Miami-Dade | 3% |



Avg. Time to Close Over Last 12 Months

| | |
|-------------|---------|
| Riviera | 83 days |
| Miami Beach | 97 days |
| Miami-Dade | 81 days |