

# Unit 404 - Eighty Seven Park

404 - 8701 Collins Ave, Miami Beach, FL, Miami-Dade 33154

## Unit Information

MLS Number:	A11296790
Status:	Active
Size:	1,594 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Valet Parking
View:	
List Price:	\$3,860,000
List PPSF:	\$2,422
Valuated Price:	\$3,293,000
Valuated PPSF:	\$2,260

*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:	67
Number of active listings for rent:	0
Number of active listings for sale:	6
Building inventory for sale:	8%
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:	0

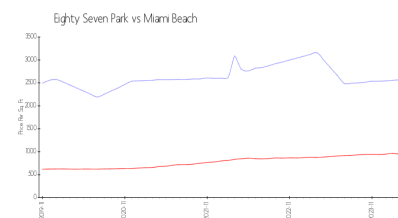
## Building Association Information

Eighty Seven Park  
Address: 8701 Collins Ave,  
Miami Beach, FL 33154  
Phone: +1 305-834-4999

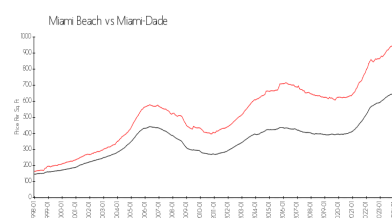
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1206	1,650 sq ft	Nov 2023	\$5,200,000	\$3,152
605	1,522 sq ft	Nov 2023	\$3,850,000	\$2,530
306	1,602 sq ft	Sep 2023	\$2,725,000	\$1,701
703	1,018 sq ft	Sep 2023	\$1,775,000	\$1,744
905	1,522 sq ft	Jul 2023	\$3,500,000	\$2,300

## Market Information



Eighty Seven Park: \$2566/sq. ft.  
Miami Beach: \$948/sq. ft.



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

## Inventory for Sale

Eighty Seven Park	9%
Miami Beach	4%
Miami-Dade	3%



**Avg. Time to Close Over Last 12 Months**

Eighty Seven Park	138 days
Miami Beach	97 days
Miami-Dade	81 days