

Unit 1504 - Riviera

1504 - 2401 Collins Ave, Miami Beach, FL, Miami-Dade 33140

Unit Information

MLS Number: A11411441
 Status: Active Under Contract
 Size: 1,121 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking
 View:
 List Price: \$850,000
 List PPSF: \$758
 Valuated Price: \$656,000
 Valuated PPSF: \$585

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

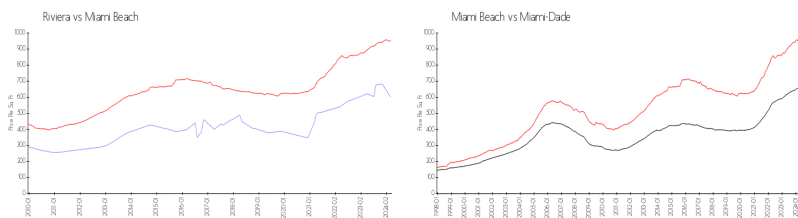
Building Association Information

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

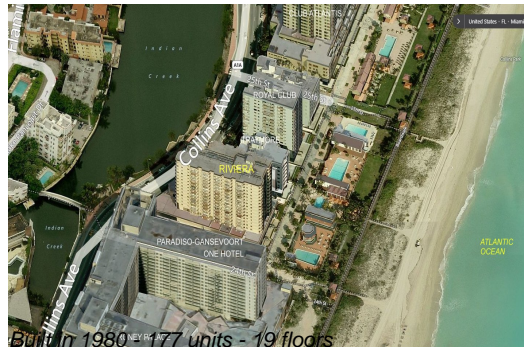
Market Information



Riviera: \$600/sq. ft.
 Miami Beach: \$952/sq. ft.
 Miami-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	98 days
Miami-Dade	81 days