

# Unit 801 - Presidential Condo

801 - 401 Ocean Dr, Miami Beach, FL, Miami-Dade 32139

## Unit Information

|                 |                |
|-----------------|----------------|
| MLS Number:     | A11417622      |
| Status:         | X-Active       |
| Size:           | 667 Sq ft.     |
| Bedrooms:       | 1              |
| Full Bathrooms: | 1              |
| Half Bathrooms: |                |
| Parking Spaces: | Street Parking |
| View:           |                |
| List Price:     | \$525,000      |
| List PPSF:      | \$787          |
| Valuated Price: | \$450,000      |
| Valuated PPSF:  | \$675          |

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:                         | 236 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 8   |
| Building inventory for sale:             | 3%  |
| Number of sales over the last 12 months: | 15  |
| Number of sales over the last 6 months:  | 6   |
| Number of sales over the last 3 months:  | 2   |

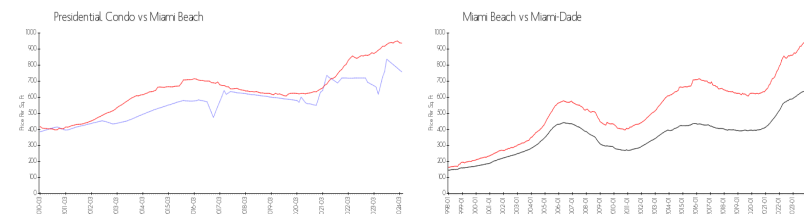
## Building Association Information

Presidential Condominium  
Address: 401 Ocean Dr # 200,  
Miami Beach, FL 33139,  
Phone: +1 305-673-4965  
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## Recent Sales

| Unit # | Size      | Closing Date | Sale Price | PPSF    |
|--------|-----------|--------------|------------|---------|
| 1015   | 655 sq ft | May 2024     | \$625,000  | \$954   |
| 1116   | 747 sq ft | May 2024     | \$886,000  | \$1,186 |
| 1101   | 667 sq ft | Feb 2024     | \$40,000   | \$60    |
| 1126   | 717 sq ft | Feb 2024     | \$640,000  | \$893   |
| 502    | 659 sq ft | Dec 2023     | \$400,000  | \$607   |

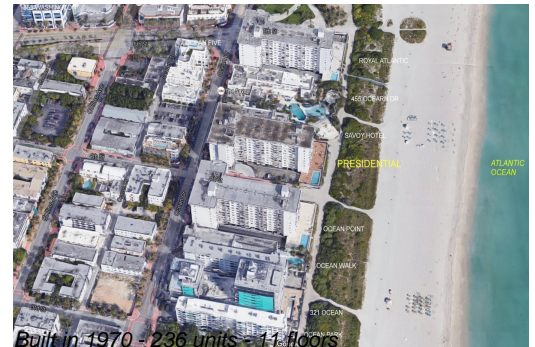
## Market Information



|                     |               |              |               |
|---------------------|---------------|--------------|---------------|
| Presidential Condo: | \$758/sq. ft. | Miami Beach: | \$937/sq. ft. |
| Miami Beach:        | \$937/sq. ft. | Miami-Dade:  | \$694/sq. ft. |

## Inventory for Sale

|                    |    |
|--------------------|----|
| Presidential Condo | 3% |
| Miami Beach        | 4% |
| Miami-Dade         | 3% |



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

|                    |          |
|--------------------|----------|
| Presidential Condo | 121 days |
| Miami Beach        | 97 days  |
| Miami-Dade         | 81 days  |