

Unit 401 - Presidential Condo

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

Unit Information

MLS Number:	A11445515
Status:	Active
Size:	667 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	Street Parking
View:	
List Price:	\$498,000
List PPSF:	\$747
Valuated Price:	\$432,000
Valuated PPSF:	\$648

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

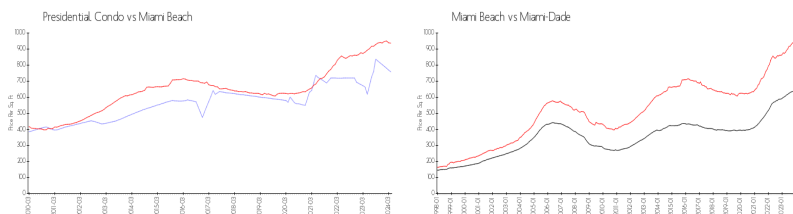
Building Association Information

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

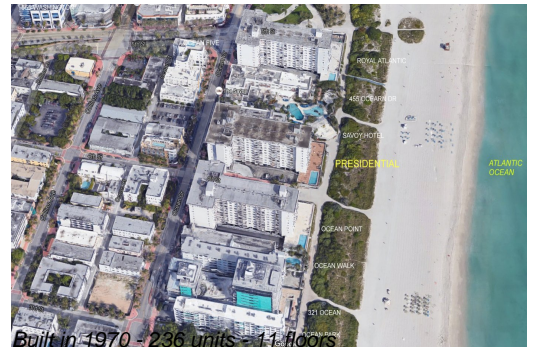
Market Information



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