

# Unit 504 - Presidential Condo

504 - 401 Ocean Dr, Miami Beach, FL, Miami-Dade 32139

## Unit Information

MLS Number: A11448703  
 Status: Active  
 Size: 659 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: Street Parking  
 View:  
 List Price: \$449,000  
 List PPSF: \$681  
 Valuated Price: \$438,000  
 Valuated PPSF: \$665

*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: 7  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 13  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 3

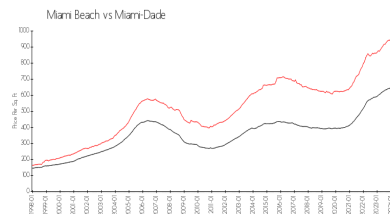
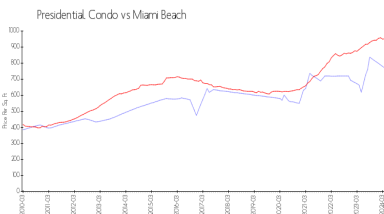
## Building Association Information

Presidential Condominium  
 Address: 401 Ocean Dr # 200,  
 Miami Beach, FL 33139,  
 Phone: +1 305-673-4965  
 Suggest an edit · Own this bu

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1126	717 sq ft	Feb 2024	\$640,000	\$893
1101	667 sq ft	Feb 2024	\$40,000	\$60
502	659 sq ft	Dec 2023	\$400,000	\$607
612	655 sq ft	Oct 2023	\$425,000	\$649
1120	655 sq ft	Sep 2023	\$530,000	\$809

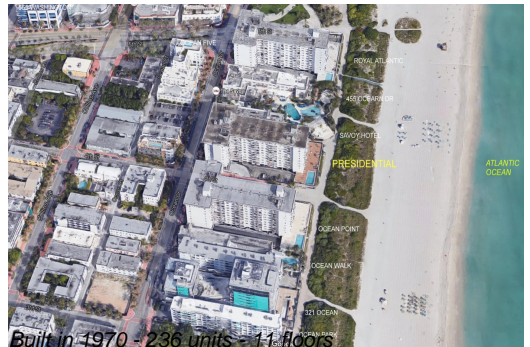
## Market Information



Presidential Condo: \$770/sq. ft.  
 Miami Beach: \$952/sq. ft.  
 Miami Beach: \$952/sq. ft.  
 Miami-Dade: \$698/sq. ft.

## Inventory for Sale

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



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

Presidential Condo	127 days
Miami Beach	98 days
Miami-Dade	81 days