

# Unit 1603 - Green Diamond

1603 - 4775 Collins Av, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number: A11484398  
 Status: Active  
 Size: 1,980 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$3,240,000  
 List PPSF: \$1,636  
 Valuated Price: \$2,729,000  
 Valuated PPSF: \$1,378

*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: 315  
 Number of active listings for rent: 12  
 Number of active listings for sale: 10  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

## Building Association Information

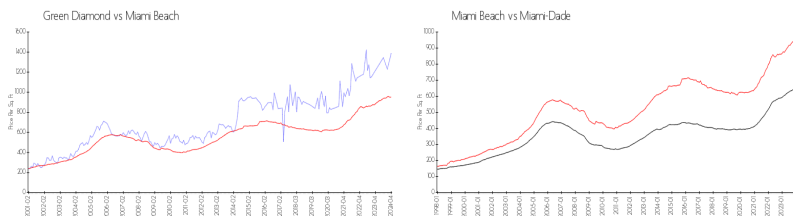
Green Diamond Condo Association  
 (305) 672-9050

<http://bluegreendiamondcondos.com/green>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
TS4404	2,670 sq ft	Apr 2024	\$7,325,000	\$2,743
2307	1,380 sq ft	Mar 2024	\$1,320,000	\$957
2401	2,010 sq ft	Jan 2024	\$2,720,000	\$1,353
1406	1,100 sq ft	Jan 2024	\$960,000	\$873
906	1,100 sq ft	Oct 2023	\$950,000	\$864

## Market Information



Green Diamond: \$1390/sq. ft.  
 Miami Beach: \$952/sq. ft.  
 Miami Beach: \$952/sq. ft.  
 Miami-Dade: \$698/sq. ft.

## Inventory for Sale

Green Diamond 3%  
 Miami Beach 4%  
 Miami-Dade 3%



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

Green Diamond	75 days
Miami Beach	98 days
Miami-Dade	81 days