Unit PH4104 - Green Diamond

PH4104 - 4775 Collins Av, Miami Beach, FL, Miami-Dade 33140

Unit Information

MLS Number:	A11499660
Status:	Active
Size:	1,600 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Assigned Parking,Covered Parking,Valet Parking
View:	
List Price:	$2,890,000
List PPSF:	$1,806
Valuated Price:	$2,175,000
Valuated PPSF:	$1,359

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

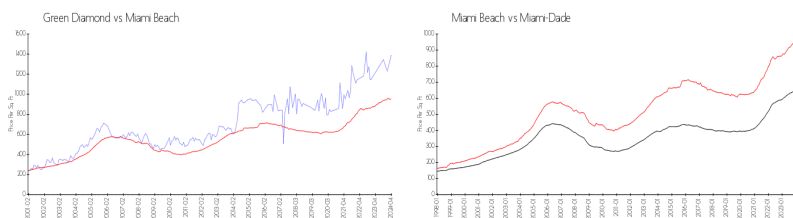|	
Number of units:	315
Number of active listings for rent:	12
Number of active listings for sale:	10
Building inventory for sale:	3%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

Building Association Information

Green Diamond Condo Association
(305) 672-9050

http://bluegreendiamondcondos.com/green

Built in 2001 - 315 units - 44 floors

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