

# Unit 408 - Royal Club (The)

408 - 2457 Collins Ave, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number: A11499780  
 Status: Active  
 Size: 1,139 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$850,000  
 List PPSF: \$746  
 Valuated Price: \$808,000  
 Valuated PPSF: \$709

*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: 102  
 Number of active listings for rent: 0  
 Number of active listings for sale: 1  
 Building inventory for sale: 0%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 0

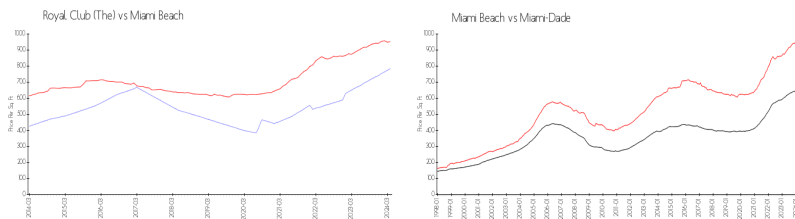
## Building Association Information

Royal Club Condominium Association  
 2457 Collins Ave Ste 100  
 Miami Beach, FL 33140  
 (305) 674-0604

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
508	1,139 sq ft	Dec 2023	\$475,000	\$417
306	977 sq ft	Dec 2023	\$445,000	\$455
804	1,389 sq ft	Aug 2023	\$1,065,000	\$767
401	1,185 sq ft	Jun 2023	\$500,000	\$422

## Market Information



Royal Club (The): \$785/sq. ft.  
 Miami Beach: \$952/sq. ft.  
 Miami-Dade: \$698/sq. ft.

## Inventory for Sale

Royal Club (The) 1%  
 Miami Beach 4%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months



Royal Club (The)  
Miami Beach  
Miami-Dade

32 days  
98 days  
81 days