

# Unit 514 - Port Royale

514 - 6969 Collins Ave, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11503494  
 Status: Active Under Contract  
 Size: 676 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$349,000  
 List PPSF: \$516  
 Valuated Price: \$264,000  
 Valuated PPSF: \$417

*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: 164  
 Number of active listings for rent: 0  
 Number of active listings for sale: 13  
 Building inventory for sale: 7%  
 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

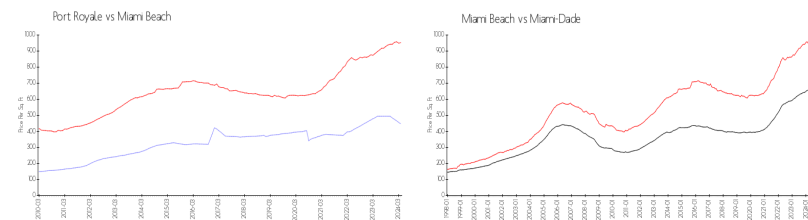
## Building Association Information

Port Royale Condominium Inc  
 Address: 6969 Collins Ave,  
 Miami Beach, FL 33141  
 Phone: +1 305-866-0759

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1104	676 sq ft	Dec 2023	\$280,000	\$414
1412	676 sq ft	Nov 2023	\$342,000	\$506
515	633 sq ft	May 2023	\$342,000	\$540
710	676 sq ft	May 2023	\$265,000	\$392

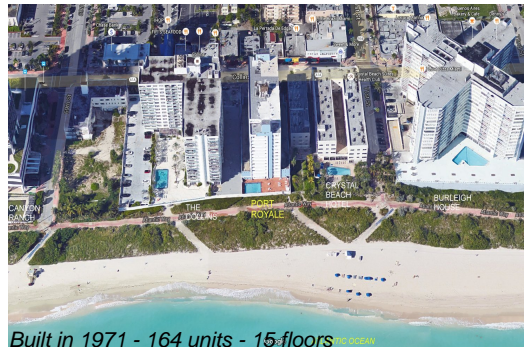
## Market Information



Port Royale: \$446/sq. ft.  
 Miami Beach: \$952/sq. ft.  
 Miami-Dade: \$698/sq. ft.

## Inventory for Sale

Port Royale: 8%  
 Miami Beach: 4%  
 Miami-Dade: 3%



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

Port Royale	33 days
Miami Beach	98 days
Miami-Dade	81 days