

Unit 1604 - Green Diamond

1604 - 4775 Collins Av, Miami Beach, FL, Miami-Dade 33140

Unit Information

MLS Number: A11506614
 Status: Active
 Size: 1,490 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$1,398,000
 List PPSF: \$938
 Valuated Price: \$1,579,000
 Valuated PPSF: \$1,060

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

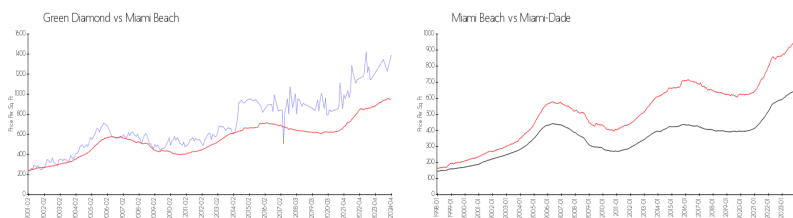
Green Diamond Condo Association
 (305) 672-9050

<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