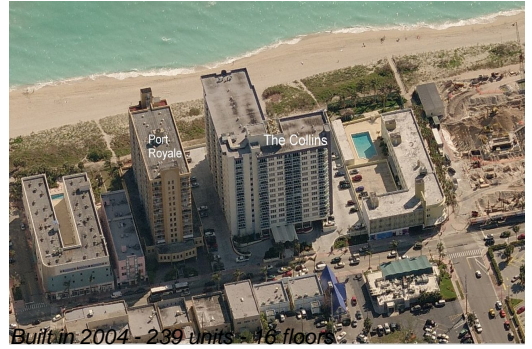


Unit L-103 - Collins

L-103 - 6917 Collins Av, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number:	A11509062
Status:	Active
Size:	809 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space, Deeded Parking, Valet Parking
View:	
List Price:	\$625,000
List PPSF:	\$773
Valuated Price:	\$550,000
Valuated PPSF:	\$680



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:	239
Number of active listings for rent:	11
Number of active listings for sale:	6
Building inventory for sale:	2%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

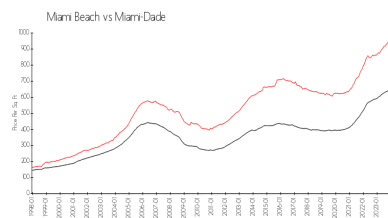
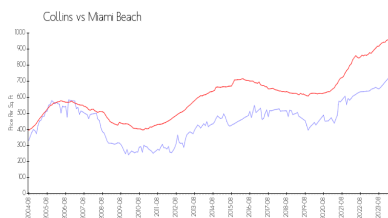
Building Association Information

The Collins Condominium association inc
(305) 867-9998

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
411	819 sq ft	Apr 2024	\$620,000	\$757
404	812 sq ft	Mar 2024	\$595,000	\$733
806	808 sq ft	Oct 2023	\$560,000	\$693
1209	943 sq ft	Sep 2023	\$642,000	\$681
804	812 sq ft	Sep 2023	\$484,500	\$597
906	808 sq ft	Sep 2023	\$560,000	\$693
1509	943 sq ft	Sep 2023	\$595,000	\$631

Market Information



Collins:	\$738/sq. ft.	Miami Beach:	\$952/sq. ft.
Miami Beach:	\$952/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

Collins	3%
Miami Beach	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Collins	62 days
Miami Beach	98 days
Miami-Dade	81 days