

Unit 407 - Royal Atlantic

407 - 465 Ocean Dr, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number:	A11509080
Status:	Active
Size:	654 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$439,000
List PPSF:	\$671
Valuated Price:	\$442,000
Valuated PPSF:	\$676

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:	235
Number of active listings for rent:	0
Number of active listings for sale:	9
Building inventory for sale:	3%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

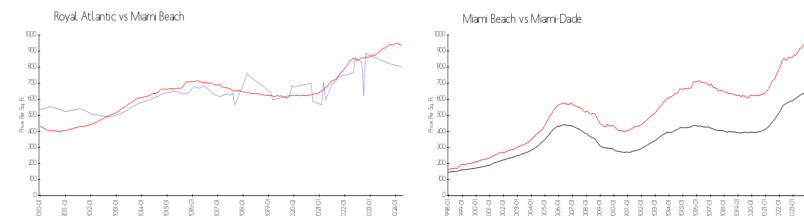
Building Association Information

Royal Atlantic
Condominium Association Inc
465 Ocean Drive - Office 300
Miami Beach, FL 33139
Phone: (305) 672-7945

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
901	665 sq ft	Apr 2024	\$540,000	\$812
505	665 sq ft	Apr 2024	\$342,000	\$514
918	418 sq ft	Apr 2024	\$390,000	\$933
1020	645 sq ft	Feb 2024	\$910,000	\$1,411
403	665 sq ft	Sep 2023	\$440,000	\$662

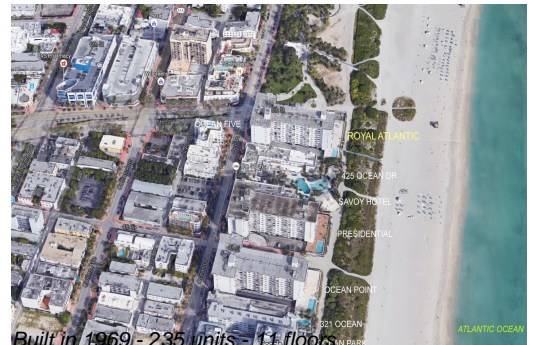
Market Information



Royal Atlantic:	\$802/sq. ft.	Miami Beach:	\$937/sq. ft.
Miami Beach:	\$937/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Royal Atlantic	4%
Miami Beach	4%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

Royal Atlantic	163 days
Miami Beach	97 days
Miami-Dade	81 days