

# Unit 4309 - Akoya

4309 - 6365 Collins Av, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number:	A11512407
Status:	Active
Size:	1,151 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Space Purchased
View:	
List Price:	\$1,550,000
List PPSF:	\$1,347
Valuated Price:	\$1,418,000
Valuated PPSF:	\$1,232

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:	385
Number of active listings for rent:	49
Number of active listings for sale:	12
Building inventory for sale:	3%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	4

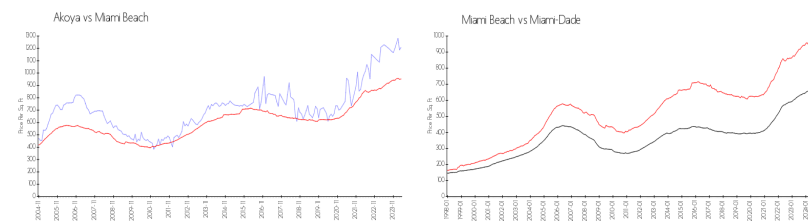
## Building Association Information

Akoya Condominium Association Inc  
786-621-3333

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1102	1,392 sq ft	Apr 2024	\$1,500,000	\$1,078
2602	1,392 sq ft	Apr 2024	\$1,600,000	\$1,149
2808	1,322 sq ft	Mar 2024	\$1,500,000	\$1,135
1808	1,322 sq ft	Feb 2024	\$1,465,000	\$1,108
2407	1,322 sq ft	Jan 2024	\$1,875,000	\$1,418

## Market Information

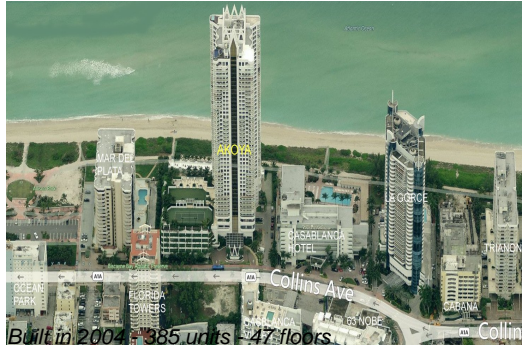


Akoya:	\$1209/sq. ft.	Miami Beach:	\$952/sq. ft.
Miami Beach:	\$952/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Akoya	3%
Miami Beach	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Akoya  
Miami Beach  
Miami-Dade

120 days  
98 days  
81 days