

# Unit 1207 - Residences at the Miami Beach Edition

1207 - 2901 Collins Ave, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number:	A11519373
Status:	Active
Size:	1,015 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$3,150,000
List PPSF:	\$3,103
Valued Price:	\$3,239,000
Valued PPSF:	\$3,191

The above valued price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

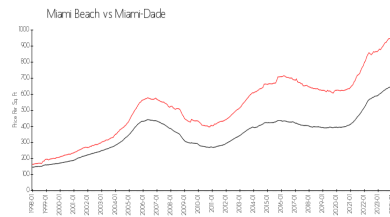
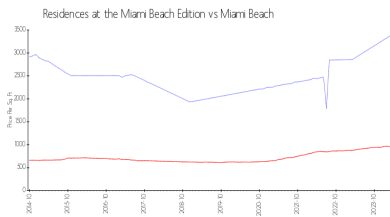
## Building Information

Number of units:	24
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	12%
Number of sales over the last 12 months:	1
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1405	2,029 sq ft	Apr 2024	\$7,000,000	\$3,450

## Market Information



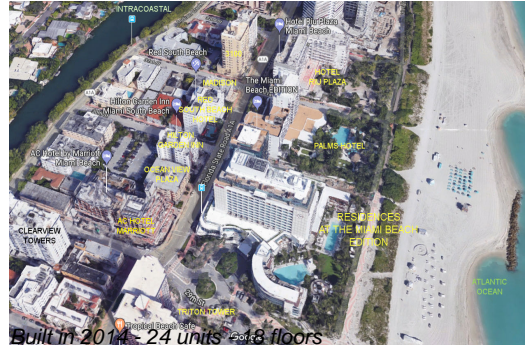
Residences at the Miami Beach Edition:	\$3374/sq. ft.	Miami Beach:	\$954/sq. ft.
Miami Beach:	\$954/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

Residences at the Miami Beach Edition	13%
Miami Beach	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Residences at the Miami Beach Edition	40 days
Miami Beach	98 days
Miami-Dade	81 days



Built in 2014 - 24 units - 48 floors