

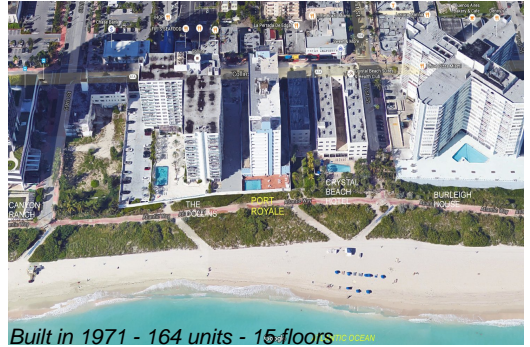
Unit 404 - Port Royale

404 - 6969 Collins Ave, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number:	A11526255
Status:	Active
Size:	676 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$285,000
List PPSF:	\$422
Valuated Price:	\$279,000
Valuated PPSF:	\$413

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:	164
Number of active listings for rent:	0
Number of active listings for sale:	13
Building inventory for sale:	7%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

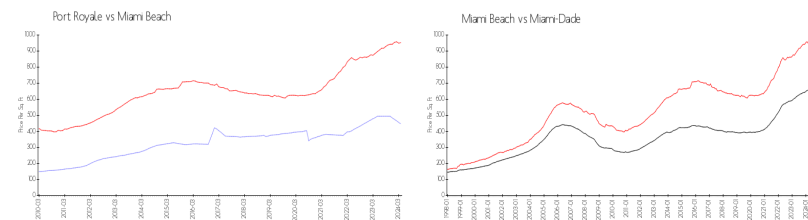
Building Association Information

Port Royale Condominium Inc
 Address: 6969 Collins Ave,
 Miami Beach, FL 33141
 Phone: +1 305-866-0759

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1104	676 sq ft	Dec 2023	\$280,000	\$414
1412	676 sq ft	Nov 2023	\$342,000	\$506
515	633 sq ft	May 2023	\$342,000	\$540
710	676 sq ft	May 2023	\$265,000	\$392

Market Information



Port Royale:	\$446/sq. ft.	Miami Beach:	\$952/sq. ft.
Miami Beach:	\$952/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

Port Royale	8%
Miami Beach	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Port Royale	33 days
Miami Beach	98 days
Miami-Dade	81 days