

# Unit 523 - King Cole

523 - 900 Bay Dr, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11530906  
 Status: Active  
 Size: 1,136 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: Assigned Parking,Covered Parking,Valet Parking  
 View:  
 List Price: \$450,000  
 List PPSF: \$396  
 Valuated Price: \$418,000  
 Valuated PPSF: \$368

*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: 265  
 Number of active listings for rent: 0  
 Number of active listings for sale: 10  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 16  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 4

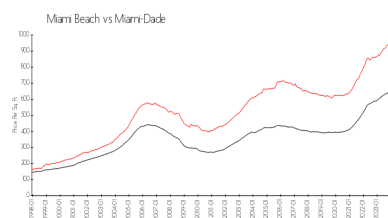
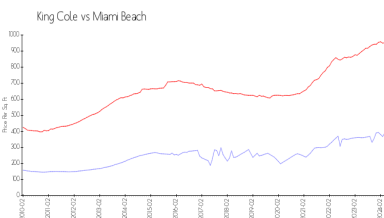
## Building Association Information

King Cole Condominium Association  
 900 Bay Dr,  
 Miami Beach, FL 33141  
 (305) 866-1441

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
109	920 sq ft	Apr 2024	\$335,000	\$364
816	1,075 sq ft	Mar 2024	\$393,000	\$366
422	1,550 sq ft	Mar 2024	\$625,000	\$403
108	1,145 sq ft	Feb 2024	\$510,000	\$445
1012	1,133 sq ft	Jan 2024	\$560,000	\$494

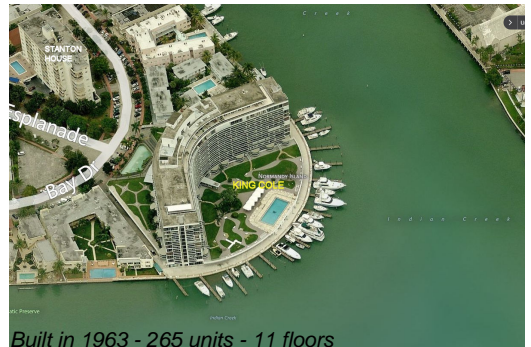
## Market Information



King Cole: \$391/sq. ft.      Miami Beach: \$952/sq. ft.  
 Miami Beach: \$952/sq. ft.      Miami-Dade: \$698/sq. ft.

## Inventory for Sale

King Cole 4%  
 Miami Beach 4%  
 Miami-Dade 3%



Built in 1963 - 265 units - 11 floors

### **Avg. Time to Close Over Last 12 Months**

King Cole	111 days
Miami Beach	98 days
Miami-Dade	81 days