

# Unit 704 - Green Diamond

704 - 4775 Collins Av, Miami Beach, FL, Miami-Dade 33140

## Unit Information

|                 |                                       |
|-----------------|---------------------------------------|
| MLS Number:     | A11538286                             |
| Status:         | Active                                |
| Size:           | 1,550 Sq ft.                          |
| Bedrooms:       | 2                                     |
| Full Bathrooms: | 2                                     |
| Half Bathrooms: |                                       |
| Parking Spaces: | 1 Space,Covered Parking,Valet Parking |
| View:           | Bay,Ocean View,Other View             |
| Rental Price:   | \$5,250                               |
| List PPSF:      | \$3                                   |
| Valuated Price: | \$1,521,000                           |
| Valuated PPSF:  | \$981                                 |

*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

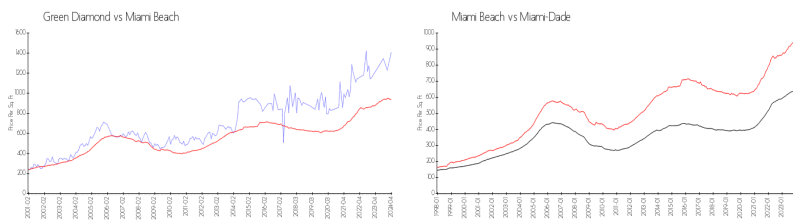
|  |     |
|--|-----|
| Number of units:                         | 315 |
| Number of active listings for rent:      | 12  |
| Number of active listings for sale:      | 6   |
| Building inventory for sale:             | 1%  |
| Number of sales over the last 12 months: | 7   |
| Number of sales over the last 6 months:  | 4   |
| Number of sales over the last 3 months:  | 2   |

## Building Association Information

Green Diamond Condo Association  
(305) 672-9050

<http://bluegreendiamondcondos.com/green>

## Market Information



|                |                |              |               |
|----------------|----------------|--------------|---------------|
| Green Diamond: | \$1408/sq. ft. | Miami Beach: | \$937/sq. ft. |
| Miami Beach:   | \$937/sq. ft.  | Miami-Dade:  | \$694/sq. ft. |

## Inventory for Sale

|               |    |
|---------------|----|
| Green Diamond | 2% |
| Miami Beach   | 4% |
| Miami-Dade    | 3% |

## Avg. Time to Close Over Last 12 Months

|               |         |
|---------------|---------|
| Green Diamond | 75 days |
| Miami Beach   | 97 days |
| Miami-Dade    | 81 days |

