

# Unit 1603 - Florida Tower

1603 - 6422 Collins Avw, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number:	A11552831
Status:	Active
Size:	1,320 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$664,000
List PPSF:	\$503
Valuated Price:	\$646,000
Valuated PPSF:	\$489

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:	64
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	4%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

## Building Association Information

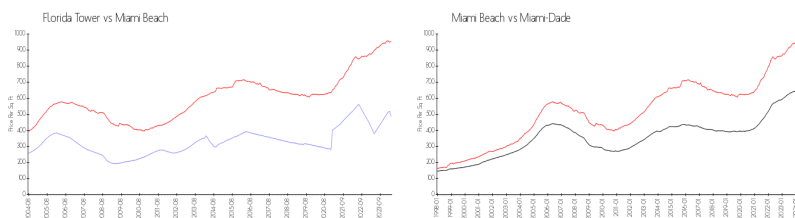
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<http://www.floridatower.net/about.html>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1202	1,320 sq ft	Mar 2024	\$660,000	\$500
903	1,320 sq ft	Nov 2023	\$649,000	\$492
PH-1	2,260 sq ft	May 2023	\$1,150,000	\$509

## Market Information



Florida Tower:	\$488/sq. ft.	Miami Beach:	\$952/sq. ft.
Miami Beach:	\$952/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Florida Tower	5%
Miami Beach	4%
Miami-Dade	3%



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

Florida Tower	62 days
Miami Beach	98 days
Miami-Dade	81 days