

Unit 2506 - Blue Diamond

2506 - 4779 Collins Av, Miami Beach, FL, Miami-Dade 33140

Unit Information

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|-----------------|--------------------------|
| MLS Number: | A11554013 |
| Status: | Active |
| Size: | 1,100 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Assigned Parking |
| View: | |
| List Price: | \$1,179,000 |
| List PPSF: | \$1,072 |
| Valuated Price: | \$1,164,000 |
| Valuated PPSF: | \$1,058 |

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

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

Building Association Information

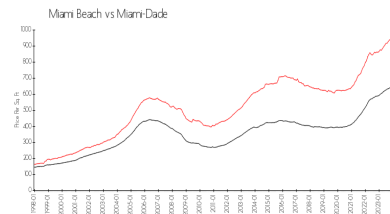
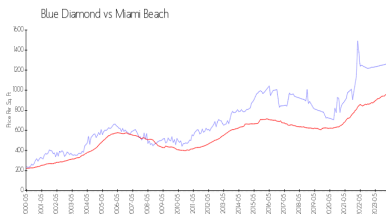
Blue Diamond condominium Association, inc
(305) 672-9910 & 305-672-4779

<http://bluegreendiamondcondos.com/blue>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|---------|
| PH4301 | 1,940 sq ft | Apr 2024 | \$3,500,000 | \$1,804 |
| 3305 | 1,380 sq ft | Feb 2024 | \$1,460,000 | \$1,058 |
| 907 | 1,380 sq ft | Oct 2023 | \$1,260,000 | \$913 |
| 1506 | 1,100 sq ft | Aug 2023 | \$1,000,000 | \$909 |
| PH4201 | 1,940 sq ft | Aug 2023 | \$3,250,000 | \$1,675 |

Market Information



| | | | |
|---------------|----------------|--------------|---------------|
| Blue Diamond: | \$1265/sq. ft. | Miami Beach: | \$952/sq. ft. |
| Miami Beach: | \$952/sq. ft. | Miami-Dade: | \$698/sq. ft. |

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

| | |
|--------------|----------|
| Blue Diamond | 108 days |
| Miami Beach | 98 days |
| Miami-Dade | 81 days |