

# Unit 2506 - Blue Diamond

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

## Unit Information

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

Number of units:	315
Number of active listings for rent:	7
Number of active listings for sale:	8
Building inventory for sale:	2%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

## Building Association Information

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

<http://bluegreendiamondcondos.com/blue>

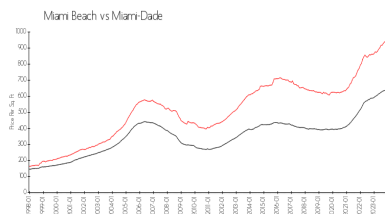
## Recent Sales

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: \$937/sq. ft.



Miami Beach: \$937/sq. ft.  
Miami-Dade: \$694/sq. ft.

## Inventory for Sale

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



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

Blue Diamond	74 days
Miami Beach	97 days
Miami-Dade	81 days