

# Unit 209 - Rive Marseilles

209 - 1185 Marseille Dr, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11565237  
 Status: Active  
 Size: 666 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Deeded Parking  
 View:  
 List Price: \$265,000  
 List PPSF: \$398  
 Valuated Price: \$242,000  
 Valuated PPSF: \$363

*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.*

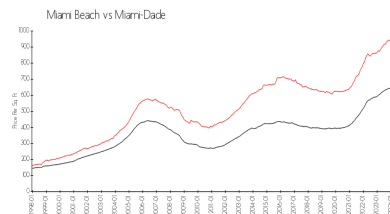
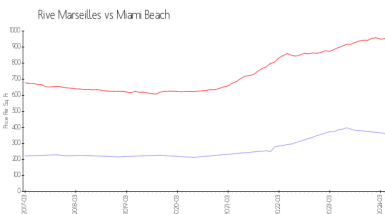
## Building Information

Number of units: 33  
 Number of active listings for rent: 0  
 Number of active listings for sale: 2  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
108	674 sq ft	Sep 2023	\$255,000	\$378
110	662 sq ft	Jul 2023	\$260,000	\$393
104	654 sq ft	Jun 2023	\$239,500	\$366

## Market Information



Rive Marseilles:	\$363/sq. ft.	Miami Beach:	\$952/sq. ft.
Miami Beach:	\$952/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Rive Marseilles 6%  
 Miami Beach 4%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months

Rive Marseilles 111 days  
 Miami Beach 98 days  
 Miami-Dade 81 days

