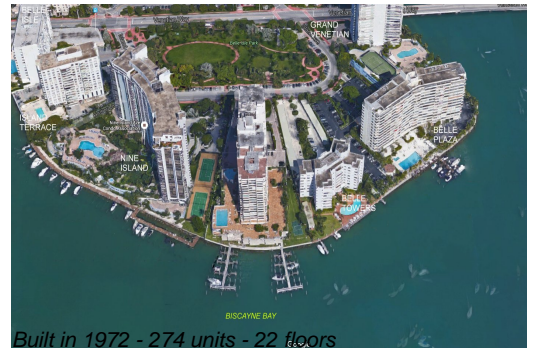


# Unit PH-8-10 - Costa Brava

PH-8-10 - 11 Island Ave, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number:	A11571894
Status:	Active
Size:	2,649 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking
View:	
List Price:	\$3,500,000
List PPSF:	\$1,321
Valuated Price:	\$2,055,000
Valuated PPSF:	\$649



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:	214
Number of active listings for rent:	0
Number of active listings for sale:	11
Building inventory for sale:	5%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	3

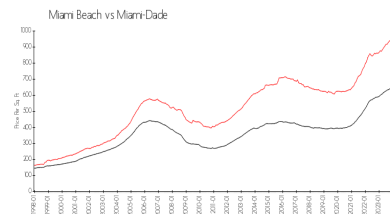
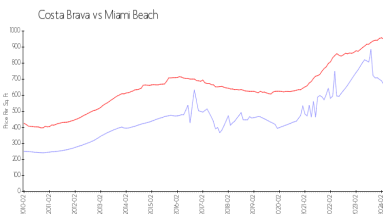
## Building Association Information

Costa Brava Condominium  
 Address: 11 Island Ave,  
 Miami Beach, FL 33139  
 Phone: +1 305-532-6397

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2101	1,733 sq ft	Mar 2024	\$1,835,000	\$1,059
705	1,324 sq ft	Mar 2024	\$725,000	\$548
904	1,372 sq ft	Feb 2024	\$900,000	\$656
511	1,733 sq ft	Dec 2023	\$1,450,000	\$837
1103	1,027 sq ft	Dec 2023	\$630,000	\$613
1712	1,733 sq ft	Dec 2023	\$1,650,000	\$952

## Market Information



Costa Brava:	\$649/sq. ft.	Miami Beach:	\$952/sq. ft.
Miami Beach:	\$952/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Costa Brava	5%
Miami Beach	4%
Miami-Dade	3%

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

Costa Brava	89 days
Miami Beach	98 days
Miami-Dade	81 days