

# Unit 2601 - Blue Diamond

2601 - 4779 Collins Av, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number:	A11575353
Status:	Active
Size:	3,510 Sq ft.
Bedrooms:	5
Full Bathrooms:	5
Half Bathrooms:	
Parking Spaces:	2 Spaces,Assigned Parking,Covered Parking
View:	Bay,Intracoastal View,Direct Ocean
Rental Price:	\$20,900
List PPSF:	\$6
Valuated Price:	\$3,004,000
Valuated PPSF:	\$1,517

*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

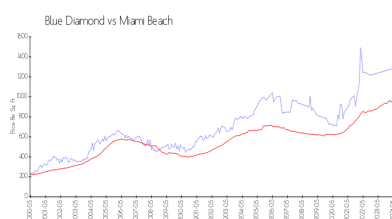
Number of units:	315
Number of active listings for rent:	7
Number of active listings for sale:	6
Building inventory for sale:	1%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	4

## Building Association Information

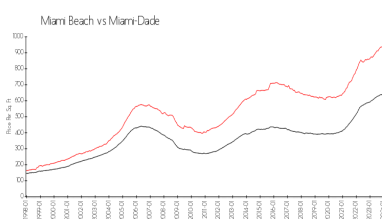
Blue Diamond condominium Association, inc  
(305) 672-9910 & 305-672-4779

<http://bluegreendiamondcondos.com/blue>

## Market Information



Blue Diamond: \$1284/sq. ft.  
Miami Beach: \$970/sq. ft.



Miami Beach: \$970/sq. ft.  
Miami-Dade: \$705/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Blue Diamond	72 days
Miami Beach	98 days
Miami-Dade	82 days

