

# Unit 1604 - W South Beach

1604 - 2201 Collins Av, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number:	A11581655
Status:	Active
Size:	1,543 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Other Parking, Street Parking, Valet Parking
View:	
List Price:	\$4,495,000
List PPSF:	\$2,913
Valuated Price:	\$4,245,000
Valuated PPSF:	\$2,751

*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:	408
Number of active listings for rent:	3
Number of active listings for sale:	14
Building inventory for sale:	3%
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

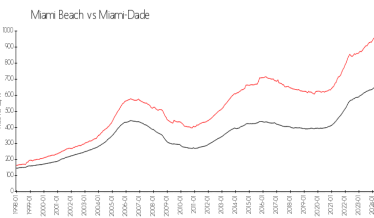
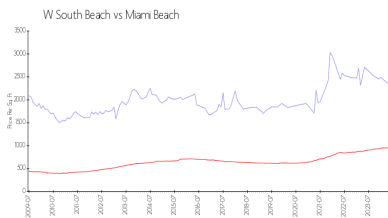
## Building Association Information

W South Beach Condominium  
(305) 938-3000

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
514	1,026 sq ft	May 2024	\$2,250,000	\$2,193
1411	1,121 sq ft	Feb 2024	\$3,347,500	\$2,986
532	793 sq ft	Dec 2023	\$1,320,000	\$1,665
625	491 sq ft	Sep 2023	\$1,225,000	\$2,495
914	1,026 sq ft	Sep 2023	\$2,325,000	\$2,266

## Market Information

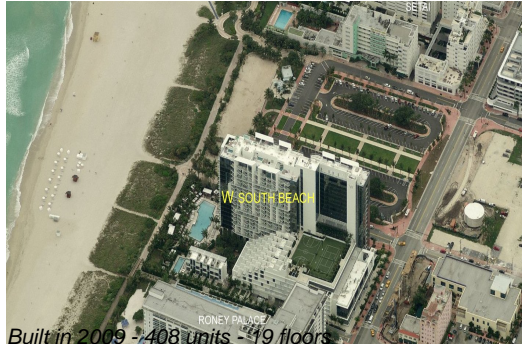


W South Beach:	\$2631/sq. ft.	Miami Beach:	\$954/sq. ft.
Miami Beach:	\$954/sq. ft.	Miami-Dade:	\$704/sq. ft.

## Inventory for Sale

W South Beach	3%
Miami Beach	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



W South Beach  
Miami Beach  
Miami-Dade

37 days  
99 days  
83 days