

Unit PH4104 - Green Diamond

PH4104 - 4775 Collins Av, Miami Beach, FL, Miami-Dade 33140

Unit Information

| | |
|-----------------|--|
| MLS Number: | A11584731 |
| Status: | Active |
| Size: | 1,600 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 2 Or More Spaces,Assigned Parking,Covered Parking,Valet Parking |
| View: | |
| List Price: | \$2,390,000 |
| List PPSF: | \$1,494 |
| Valuated Price: | \$2,057,000 |
| Valuated PPSF: | \$1,286 |

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: | 12 |
| Number of active listings for sale: | 10 |
| Building inventory for sale: | 3% |
| Number of sales over the last 12 months: | 8 |
| Number of sales over the last 6 months: | 4 |
| Number of sales over the last 3 months: | 1 |

Building Association Information

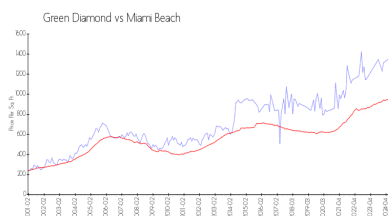
Green Diamond Condo Association
(305) 672-9050

<http://bluegreendiamondcondos.com/green>

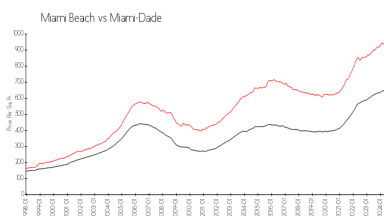
Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|---------|
| 2302 | 1,530 sq ft | Sep 2024 | \$1,800,000 | \$1,176 |
| 1401 | 2,010 sq ft | Jun 2024 | \$2,850,000 | \$1,418 |
| 2705 | 1,380 sq ft | Apr 2024 | \$1,700,000 | \$1,232 |
| TS4404 | 2,670 sq ft | Apr 2024 | \$7,325,000 | \$2,743 |
| 2307 | 1,380 sq ft | Mar 2024 | \$1,320,000 | \$957 |

Market Information



Green Diamond: \$1311/sq. ft.
Miami Beach: \$943/sq. ft.

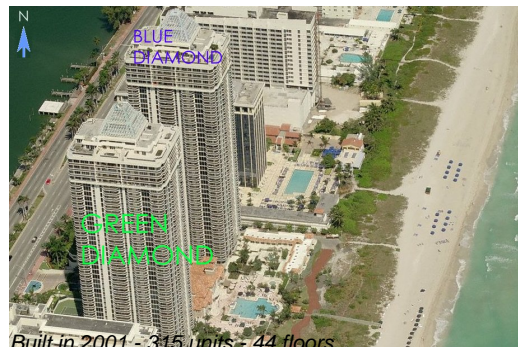


Miami Beach: \$943/sq. ft.
Miami-Dade: \$696/sq. ft.

Inventory for Sale

| | |
|---------------|----|
| Green Diamond | 3% |
| Miami Beach | 4% |
| Miami-Dade | 4% |

Avg. Time to Close Over Last 12 Months



Green Diamond
Miami Beach
Miami-Dade

127 days
100 days
85 days