Unit PH4104 - Green Diamond

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

Unit Information

MLS Number:	A11584731
Status:	Pending
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:	$2,690,000
List PPSF:	$1,681
Valuated Price:	$2,448,000
Valuated PPSF:	$1,530

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.

Built in 2001 - 315 units - 44 floors

Building Information

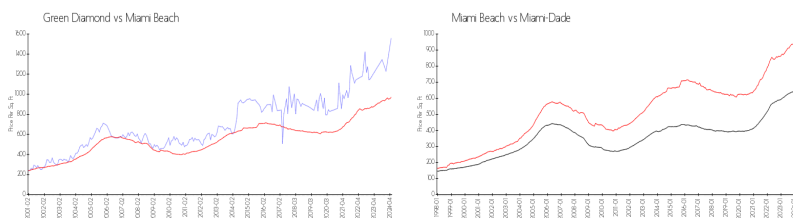|	
Number of units:	315
Number of active listings for rent:	12
Number of active listings for sale:	6
Building inventory for sale:	1%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

Building Association Information

Green Diamond Condo Association
(305) 672-9050

http://bluegreendiamondcondos.com/green

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
2401	2,010 sq ft	Jan 2024	$2,720,000	$1,353
1406	1,100 sq ft	Jan 2024	$960,000	$873

Market Information

Green Diamond:	$1560/sq. ft.		Miami Beach:	$970/sq. ft.
Miami Beach:	$970/sq. ft.		Miami-Dade:	$705/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Green Diamond	84 days
Miami Beach	97 days
Miami-Dade	82 days