

Unit 404 - Port Royale

404 - 6969 Collins Ave, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number:	A11601191
Status:	Active
Size:	676 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$295,000
List PPSF:	\$436
Valuated Price:	\$317,000
Valuated PPSF:	\$469

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:	164
Number of active listings for rent:	0
Number of active listings for sale:	10
Building inventory for sale:	6%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

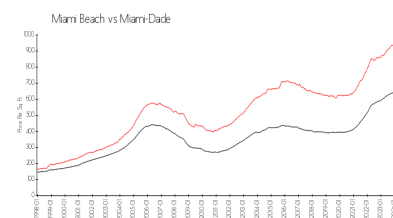
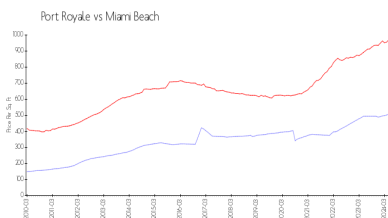
Building Association Information

Port Royale Condominium Inc
 Address: 6969 Collins Ave,
 Miami Beach, FL 33141
 Phone: +1 305-866-0759

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
404	676 sq ft	May 2024	\$275,000	\$407
514	676 sq ft	May 2024	\$340,000	\$503
1104	676 sq ft	Dec 2023	\$280,000	\$414
1412	676 sq ft	Nov 2023	\$342,000	\$506

Market Information

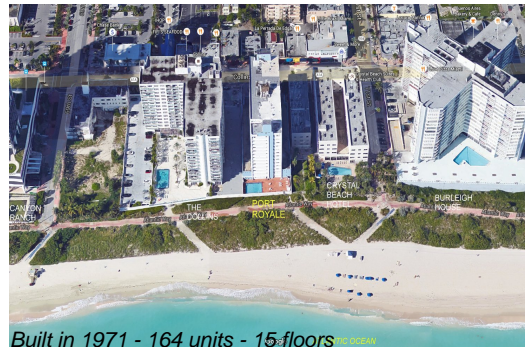


Port Royale: \$506/sq. ft.
 Miami Beach: \$970/sq. ft.

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

Inventory for Sale

Port Royale	6%
Miami Beach	4%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

Port Royale	58 days
Miami Beach	97 days
Miami-Dade	82 days