

Unit 406 - Port Royale

406 - 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:	\$275,000
List PPSF:	\$407
Valuated Price:	\$274,000
Valuated PPSF:	\$405

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:	11
Building inventory for sale:	6%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	0

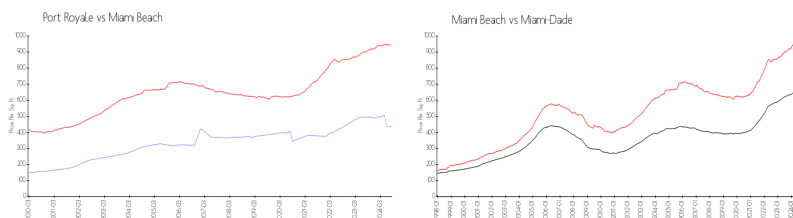
Building Association Information

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
1005	676 sq ft	Jun 2024	\$290,000	\$429
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



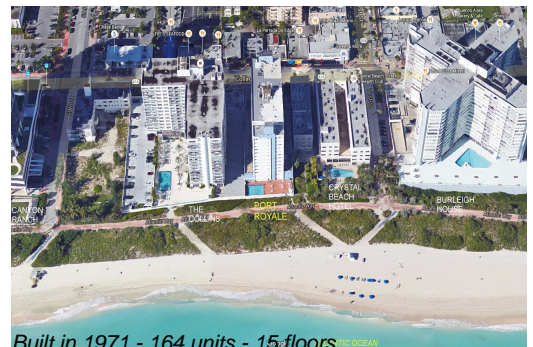
Port Royale:	\$438/sq. ft.	Miami Beach:	\$943/sq. ft.
Miami Beach:	\$943/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

Port Royale	7%
Miami Beach	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Port Royale	52 days
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Built in 1971 - 164 units - 15 floors

Miami Beach
Miami-Dade

100 days
85 days