

# Unit 1404 - Collins

1404 - 6917 Collins Av, Miami Beach, FL, Miami-Dade 33141

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | A11606010                              |
| Status:         | Active                                 |
| Size:           | 812 Sq ft.                             |
| Bedrooms:       | 1                                      |
| Full Bathrooms: | 1                                      |
| Half Bathrooms: | 1                                      |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View:           |  |
| List Price:     | \$675,000                              |
| List PPSF:      | \$831                                  |
| Valuated Price: | \$502,000                              |
| Valuated PPSF:  | \$618                                  |

*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:                         | 239 |
| Number of active listings for rent:      | 11  |
| Number of active listings for sale:      | 5   |
| Building inventory for sale:             | 2%  |
| Number of sales over the last 12 months: | 11  |
| Number of sales over the last 6 months:  | 2   |
| Number of sales over the last 3 months:  | 0   |

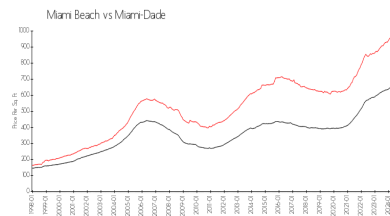
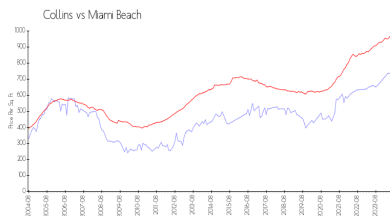
## Building Association Information

The Collins Condominium association inc  
(305) 867-9998

## Recent Sales

| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
| 411    | 819 sq ft | Apr 2024     | \$620,000  | \$757 |
| 404    | 812 sq ft | Mar 2024     | \$595,000  | \$733 |
| 806    | 808 sq ft | Oct 2023     | \$560,000  | \$693 |
| 1209   | 943 sq ft | Sep 2023     | \$642,000  | \$681 |
| 804    | 812 sq ft | Sep 2023     | \$484,500  | \$597 |
| 906    | 808 sq ft | Sep 2023     | \$560,000  | \$693 |
| 1509   | 943 sq ft | Sep 2023     | \$595,000  | \$631 |

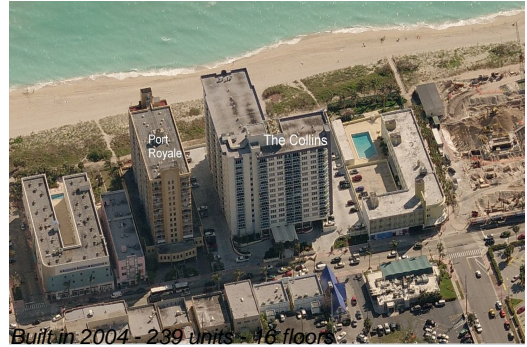
## Market Information



|              |               |              |               |
|--------------|---------------|--------------|---------------|
| Collins:     | \$735/sq. ft. | Miami Beach: | \$954/sq. ft. |
| Miami Beach: | \$954/sq. ft. | Miami-Dade:  | \$704/sq. ft. |

## Inventory for Sale

|             |    |
|-------------|----|
| Collins     | 2% |
| Miami Beach | 4% |
| Miami-Dade  | 3% |



## **Avg. Time to Close Over Last 12 Months**

|             |         |
|-------------|---------|
| Collins     | 70 days |
| Miami Beach | 99 days |
| Miami-Dade  | 83 days |