

# Unit 1612 - Riviera

1612 - 2401 Collins Ave, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number: A11611178  
 Status: Active  
 Size: 1,030 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$620,000  
 List PPSF: \$602  
 Valuated Price: \$619,000  
 Valuated PPSF: \$601

*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: 177  
 Number of active listings for rent: 0  
 Number of active listings for sale: 9  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 0

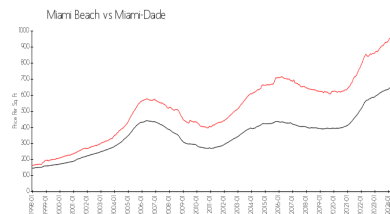
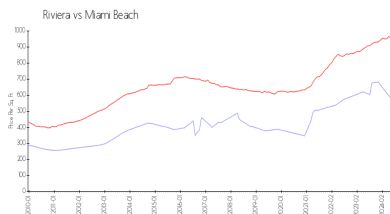
## Building Association Information

The Riviera Condominium Association Inc  
 2401 Collins Avenue  
 Miami Beach, FL 33140  
 Phone: (305) 532-3742

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 906    | 1,368 sq ft | Apr 2024     | \$800,000   | \$585 |
| 702    | 1,266 sq ft | Mar 2024     | \$750,000   | \$592 |
| 1402   | 1,266 sq ft | Dec 2023     | \$1,125,000 | \$889 |
| 801    | 1,266 sq ft | Sep 2023     | \$1,050,000 | \$829 |
| 1208   | 1,619 sq ft | Aug 2023     | \$925,000   | \$571 |

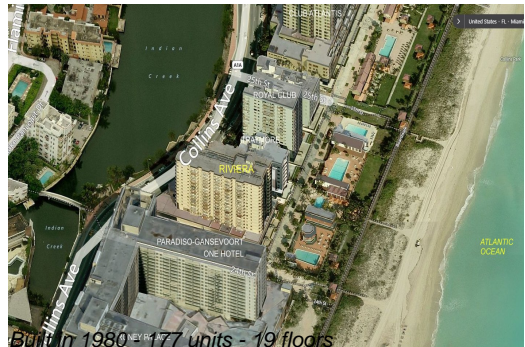
## Market Information



Riviera: \$581/sq. ft.      Miami Beach: \$954/sq. ft.  
 Miami Beach: \$954/sq. ft.      Miami-Dade: \$704/sq. ft.

## Inventory for Sale

Riviera: 5%  
 Miami Beach: 4%  
 Miami-Dade: 3%



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

|             |         |
|-------------|---------|
| Riviera     | 83 days |
| Miami Beach | 99 days |
| Miami-Dade  | 83 days |