

Unit 1604 - Green Diamond

1604 - 4775 Collins Av, Miami Beach, FL, Miami-Dade 33140

Unit Information

MLS Number: A11616631
 Status: Active
 Size: 1,490 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$1,480,000
 List PPSF: \$993
 Valuated Price: \$1,539,000
 Valuated PPSF: \$1,033

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: 315
 Number of active listings for rent: 12
 Number of active listings for sale: 8
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 1

Building Association Information

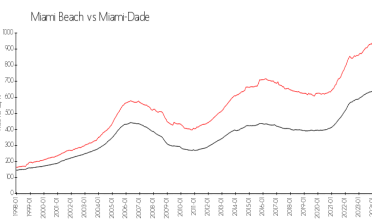
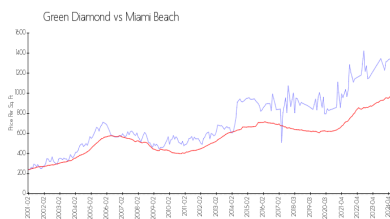
Green Diamond Condo Association
 (305) 672-9050

<http://bluegreendiamondcondos.com/green>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1401	2,010 sq ft	Jun 2024	\$2,850,000	\$1,418
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: \$1351/sq. ft.
 Miami Beach: \$954/sq. ft.
 Miami-Dade: \$704/sq. ft.

Inventory for Sale

Green Diamond 3%
 Miami Beach 4%



Miami-Dade

3%

Avg. Time to Close Over Last 12 Months

Green Diamond

108 days

Miami Beach

99 days

Miami-Dade

83 days