

# Unit 1104 - Mosaic

1104 - 3801 Collins Av, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number:	A11616700
Status:	Active
Size:	1,212 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$1,950,000
List PPSF:	\$1,609
Valuated Price:	\$1,514,000
Valuated PPSF:	\$1,249

*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:	90
Number of active listings for rent:	7
Number of active listings for sale:	7
Building inventory for sale:	7%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

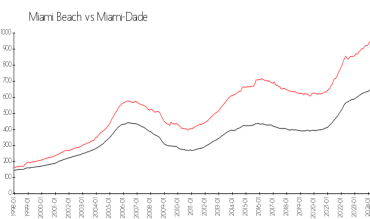
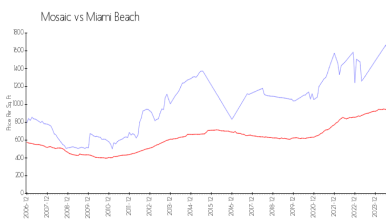
## Building Association Information

Mosaic On Miami Beach Condo Association  
305-674-8889

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1003	1,280 sq ft	Jun 2024	\$1,675,000	\$1,309
905	1,525 sq ft	May 2024	\$1,750,000	\$1,148

## Market Information



Mosaic:	\$1545/sq. ft.	Miami Beach:	\$946/sq. ft.
Miami Beach:	\$946/sq. ft.	Miami-Dade:	\$697/sq. ft.

## Inventory for Sale

Mosaic	8%
Miami Beach	4%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Mosaic	77 days
Miami Beach	101 days
Miami-Dade	84 days

