

Unit 3304 - Akoya

3304 - 6365 Collins Av, Miami Beach, FL, Miami-Dade 33141

Unit Information

| | |
|-----------------|--|
| MLS Number: | A11618204 |
| Status: | Active |
| Size: | 1,151 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Assigned Parking,Valet Parking |
| View: | |
| List Price: | \$1,495,000 |
| List PPSF: | \$1,299 |
| Valuated Price: | \$1,219,000 |
| Valuated PPSF: | \$1,059 |

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: | 385 |
| Number of active listings for rent: | 49 |
| Number of active listings for sale: | 12 |
| Building inventory for sale: | 3% |
| Number of sales over the last 12 months: | 11 |
| Number of sales over the last 6 months: | 5 |
| Number of sales over the last 3 months: | 1 |

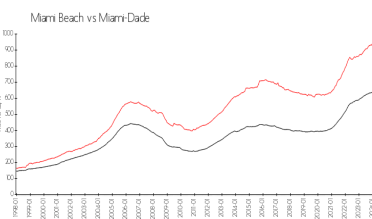
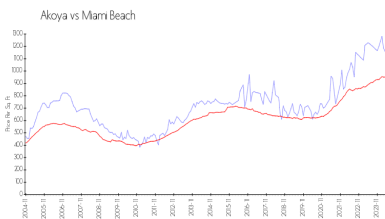
Building Association Information

Akoya Condominium Association Inc
786-621-3333

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|---------|
| 2102 | 1,392 sq ft | May 2024 | \$1,750,000 | \$1,257 |
| 1102 | 1,392 sq ft | Apr 2024 | \$1,500,000 | \$1,078 |
| 2602 | 1,392 sq ft | Apr 2024 | \$1,600,000 | \$1,149 |
| 2808 | 1,322 sq ft | Mar 2024 | \$1,500,000 | \$1,135 |
| 1808 | 1,322 sq ft | Feb 2024 | \$1,465,000 | \$1,108 |

Market Information

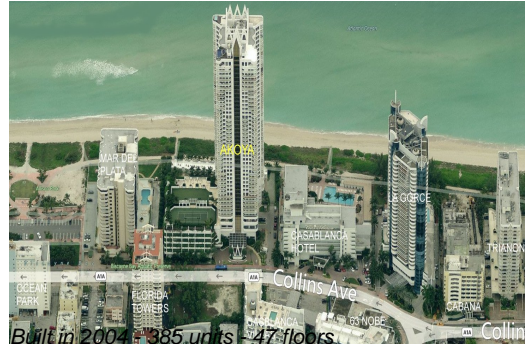


| | | | |
|--------------|----------------|--------------|---------------|
| Akoya: | \$1104/sq. ft. | Miami Beach: | \$954/sq. ft. |
| Miami Beach: | \$954/sq. ft. | Miami-Dade: | \$704/sq. ft. |

Inventory for Sale

| | |
|-------------|----|
| Akoya | 3% |
| Miami Beach | 4% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months



Akoya
Miami Beach
Miami-Dade

137 days
99 days
83 days