

# Unit 2708 - Blue Diamond

2708 - 4779 Collins Av, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number:	A11618809
Status:	Active
Size:	1,550 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	
List Price:	\$1,800,000
List PPSF:	\$1,161
Valuated Price:	\$1,574,000
Valuated PPSF:	\$1,015

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:	7
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:	6
Number of sales over the last 3 months:	4

## Building Association Information

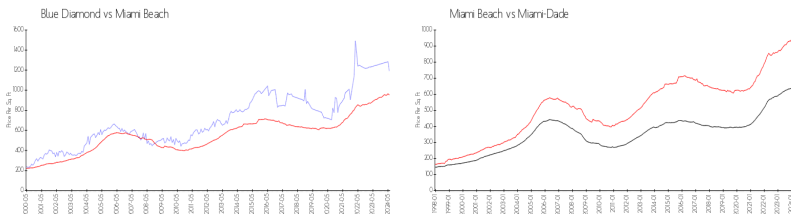
Blue Diamond condominium Association, inc  
(305) 672-9910 & 305-672-4779

<http://bluegreendiamondcondos.com/blue>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2506	1,100 sq ft	Jun 2024	\$1,050,000	\$955
3803	2,010 sq ft	May 2024	\$2,855,000	\$1,420
3203	2,010 sq ft	May 2024	\$2,860,000	\$1,423
PH4301	1,940 sq ft	Apr 2024	\$3,500,000	\$1,804
3305	1,380 sq ft	Feb 2024	\$1,460,000	\$1,058

## Market Information



Blue Diamond:	\$1191/sq. ft.	Miami Beach:	\$954/sq. ft.
Miami Beach:	\$954/sq. ft.	Miami-Dade:	\$704/sq. ft.

## Inventory for Sale

Blue Diamond	3%
Miami Beach	4%
Miami-Dade	3%



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

Blue Diamond	72 days
Miami Beach	99 days
Miami-Dade	83 days