

Unit 2703 - Blue Diamond

2703 - 4779 Collins Av, Miami Beach, FL, Miami-Dade 33140

Unit Information

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|-----------------|------------------------------------|
| MLS Number: | A11623224 |
| Status: | Active |
| Size: | 2,010 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 3 |
| Half Bathrooms: | |
| Parking Spaces: | |
| View: | Ocean View,Direct Ocean,Other View |
| Rental Price: | \$12,000 |
| List PPSF: | \$6 |
| Valuated Price: | \$2,466,000 |
| Valuated PPSF: | \$1,227 |

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

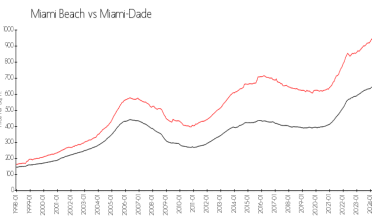
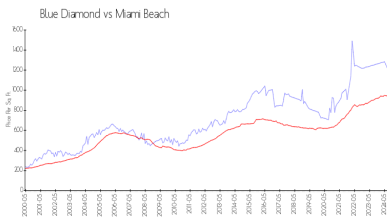
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|--|-----|
| Number of units: | 315 |
| Number of active listings for rent: | 7 |
| Number of active listings for sale: | 8 |
| Building inventory for sale: | 2% |
| Number of sales over the last 12 months: | 7 |
| Number of sales over the last 6 months: | 5 |
| Number of sales over the last 3 months: | 1 |

Building Association Information

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

<http://bluegreendiamondcondos.com/blue>

Market Information



| | | | |
|---------------|----------------|--------------|---------------|
| Blue Diamond: | \$1200/sq. ft. | Miami Beach: | \$943/sq. ft. |
| Miami Beach: | \$943/sq. ft. | Miami-Dade: | \$696/sq. ft. |

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

| | |
|--------------|----------|
| Blue Diamond | 73 days |
| Miami Beach | 100 days |
| Miami-Dade | 85 days |

