

# Unit 308 - Presidential Condo

308 - 401 Ocean Dr, Miami Beach, FL, Miami-Dade 32139

## Unit Information

MLS Number: A11638462  
 Status: Active Under Contract  
 Size: 655 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Deeded Parking  
 View:  
 List Price: \$439,000  
 List PPSF: \$670  
 Valuated Price: \$448,000  
 Valuated PPSF: \$684

*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: 236  
 Number of active listings for rent: 0  
 Number of active listings for sale: 9  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 14  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 1

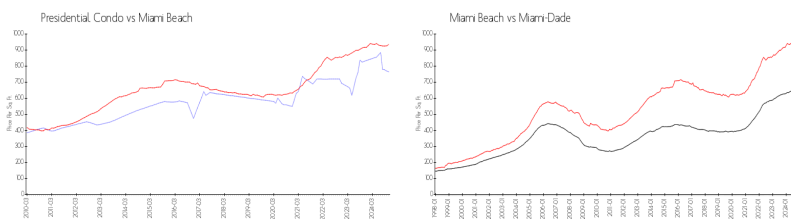
## Building Association Information

Presidential Condominium  
 Address: 401 Ocean Dr # 200,  
 Miami Beach, FL 33139,  
 Phone: +1 305-673-4965  
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## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1119	404 sq ft	Dec 2024	\$360,000	\$891
222	655 sq ft	Sep 2024	\$425,000	\$649
1123	655 sq ft	Sep 2024	\$667,000	\$1,018
419	404 sq ft	Sep 2024	\$345,000	\$854
303	659 sq ft	Sep 2024	\$475,000	\$721

## Market Information



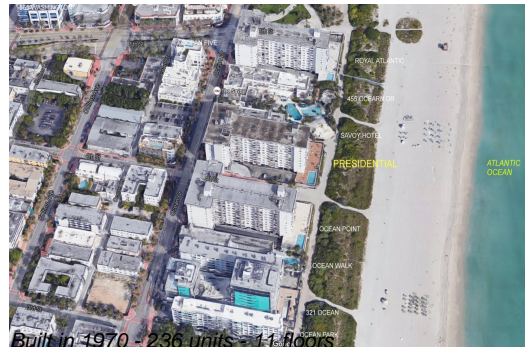
Presidential Condo: \$765/sq. ft.  
 Miami Beach: \$936/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Presidential Condo: 4%  
 Miami Beach: 5%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Presidential Condo: 64 days



Miami Beach  
Miami-Dade

103 days  
89 days