

Unit 308 - Port Royale

308 - 6969 Collins Ave, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number: A11642054
 Status: Active
 Size: 676 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Parking-Under Building
 View:
 List Price: \$295,000
 List PPSF: \$436
 Valuated Price: \$272,000
 Valuated PPSF: \$402

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: 164
 Number of active listings for rent: 0
 Number of active listings for sale: 13
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 4
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 1

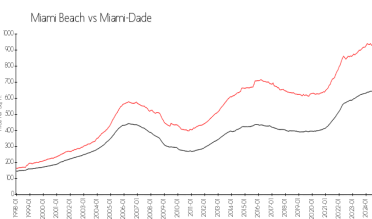
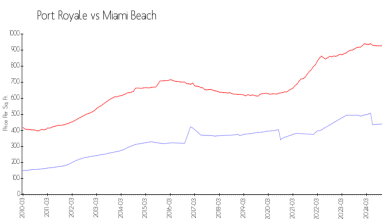
Building Association Information

Port Royale Condominium Inc
 Address: 6969 Collins Ave,
 Miami Beach, FL 33141
 Phone: +1 305-866-0759

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-----------|--------------|------------|-------|
| 406 | 676 sq ft | Jan 2025 | \$250,000 | \$370 |
| 1005 | 676 sq ft | Jun 2024 | \$290,000 | \$429 |
| 404 | 676 sq ft | May 2024 | \$275,000 | \$407 |
| 514 | 676 sq ft | May 2024 | \$340,000 | \$503 |

Market Information



Port Royale: \$439/sq. ft. Miami Beach: \$939/sq. ft.
 Miami Beach: \$939/sq. ft. Miami-Dade: \$688/sq. ft.

Inventory for Sale

Port Royale: 8%
 Miami Beach: 5%
 Miami-Dade: 5%

Avg. Time to Close Over Last 12 Months

Port Royale: 68 days
 Miami Beach: 104 days



Miami-Dade

90 days