

# Unit 1106 - Green Diamond

1106 - 4775 Collins Av, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number: A11643024  
 Status: Active  
 Size: 1,100 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Assigned Parking,Covered Parking  
 View:  
 List Price: \$1,060,000  
 List PPSF: \$964  
 Valuated Price: \$933,000  
 Valuated PPSF: \$848

*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: 12  
 Number of active listings for sale: 11  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 3

## Building Association Information

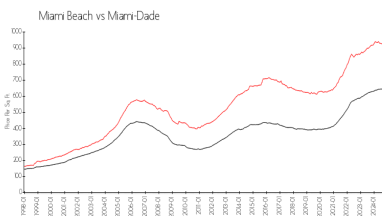
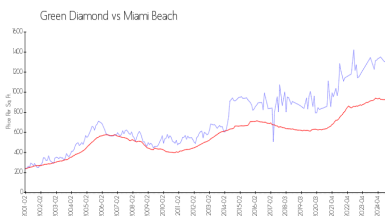
Green Diamond Condo Association  
 (305) 672-9050

<http://bluegreendiamondcondos.com/green>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3406	1,100 sq ft	Jan 2025	\$1,090,000	\$991
2506	1,100 sq ft	Dec 2024	\$1,075,000	\$977
2302	1,530 sq ft	Sep 2024	\$1,800,000	\$1,176
1401	2,010 sq ft	Jun 2024	\$2,850,000	\$1,418
2705	1,380 sq ft	Apr 2024	\$1,700,000	\$1,232
TS4404	2,670 sq ft	Apr 2024	\$7,325,000	\$2,743

## Market Information

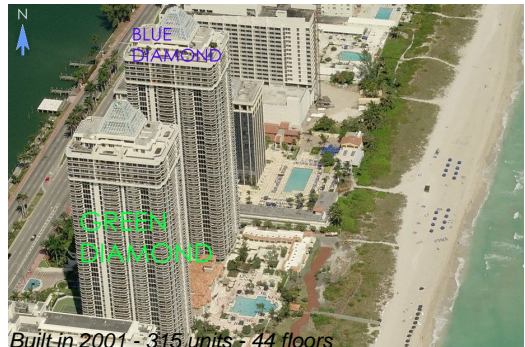


Green Diamond: \$1295/sq. ft.  
 Miami Beach: \$939/sq. ft.  
 Miami-Dade: \$688/sq. ft.

## Inventory for Sale

Green Diamond: 3%  
 Miami Beach: 5%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months



Green Diamond  
Miami Beach  
Miami-Dade

116 days  
103 days  
90 days