

# Unit 224 - Royal Atlantic

224 - 465 Ocean Dr, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number:	A11643923
Status:	Active
Size:	654 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$449,000
List PPSF:	\$687
Valuated Price:	\$612,000
Valuated PPSF:	\$936

*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:	235
Number of active listings for rent:	0
Number of active listings for sale:	12
Building inventory for sale:	5%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

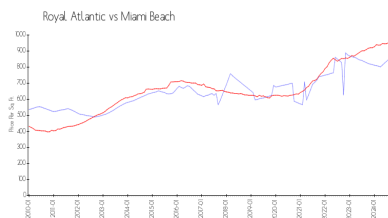
## Building Association Information

Royal Atlantic  
Condominium Association Inc  
465 Ocean Drive - Office 300  
Miami Beach, FL 33139  
Phone: (305) 672-7945

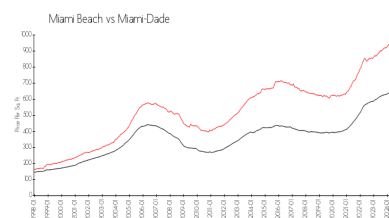
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
405	665 sq ft	Oct 2024	\$320,000	\$481
901	665 sq ft	Apr 2024	\$540,000	\$812
505	665 sq ft	Apr 2024	\$342,000	\$514
918	418 sq ft	Apr 2024	\$390,000	\$933
1020	645 sq ft	Feb 2024	\$910,000	\$1,411

## Market Information



Royal Atlantic: \$861/sq. ft.  
Miami Beach: \$951/sq. ft.



Miami Beach: \$951/sq. ft.  
Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Royal Atlantic	5%
Miami Beach	5%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months



Royal Atlantic  
Miami Beach  
Miami-Dade

124 days  
102 days  
87 days