

Unit 2604 - Yacht Club

2604 - 90 Alton Rd, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11658912
 Status: Active Under Contract
 Size: 1,090 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking
 View:
 List Price: \$1,285,000
 List PPSF: \$1,179
 Valuated Price: \$1,036,000
 Valuated PPSF: \$950

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: 361
 Number of active listings for rent: 45
 Number of active listings for sale: 20
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 12
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 3

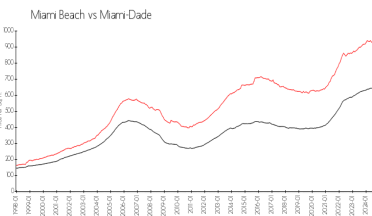
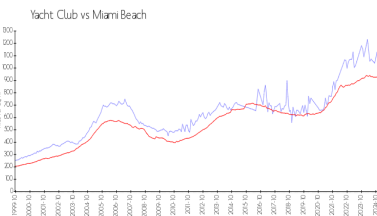
Building Association Information

Yacht Club Condominium Association
 305-673-4448

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
309	1,130 sq ft	Dec 2024	\$760,000	\$673
2904	1,090 sq ft	Nov 2024	\$1,300,000	\$1,193
FL-3	1,070 sq ft	Nov 2024	\$1,350,000	\$1,262
1908	780 sq ft	Sep 2024	\$850,000	\$1,090
2503	1,080 sq ft	Jun 2024	\$1,225,000	\$1,134
1012	1,130 sq ft	Jun 2024	\$1,650,000	\$1,460

Market Information



Yacht Club: \$846/sq. ft. Miami Beach: \$939/sq. ft.
 Miami Beach: \$939/sq. ft. Miami-Dade: \$688/sq. ft.

Inventory for Sale

Yacht Club: 6%
 Miami Beach: 6%
 Miami-Dade: 5%

Avg. Time to Close Over Last 12 Months

Yacht Club: 70 days
 Miami Beach: 104 days



