

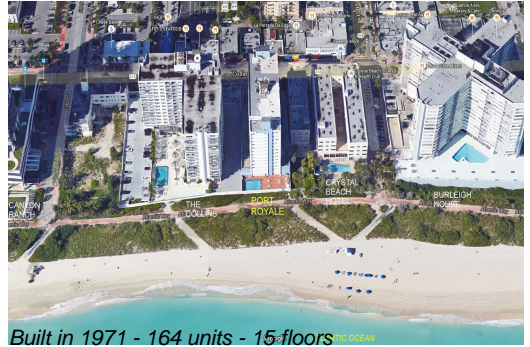
Unit 412 - Port Royale

412 - 6969 Collins Ave, Miami Beach, FL, Miami-Dade 33141

Unit Information

| | |
|-----------------|--|
| MLS Number: | A11660073 |
| Status: | Active |
| Size: | 676 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space,Assigned Parking,Covered Parking |
| View: | |
| List Price: | \$315,000 |
| List PPSF: | \$466 |
| Valuated Price: | \$283,000 |
| Valuated PPSF: | \$419 |

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: | 11 |
| Building inventory for sale: | 6% |
| 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: | 0 |

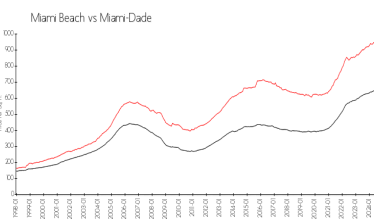
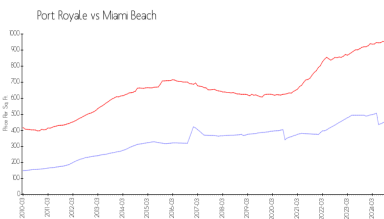
Building Association Information

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 |
|--------|-----------|--------------|------------|-------|
| 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 |
| 1104 | 676 sq ft | Dec 2023 | \$280,000 | \$414 |

Market Information



| | | | |
|--------------|---------------|--------------|---------------|
| Port Royale: | \$452/sq. ft. | Miami Beach: | \$951/sq. ft. |
| Miami Beach: | \$951/sq. ft. | Miami-Dade: | \$694/sq. ft. |

Inventory for Sale

| | |
|-------------|----|
| Port Royale | 7% |
| Miami Beach | 5% |
| Miami-Dade | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|-------------|----------|
| Port Royale | 60 days |
| Miami Beach | 102 days |

