

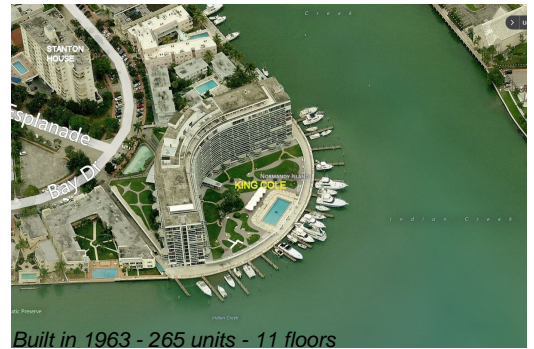
Unit 702-704 - King Cole

702-704 - 900 Bay Dr, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number:	A11665810
Status:	Active
Size:	3,060 Sq ft.
Bedrooms:	4
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$3,400,000
List PPSF:	\$1,111
Valuated Price:	\$1,023,000
Valuated PPSF:	\$381

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:	265
Number of active listings for rent:	0
Number of active listings for sale:	13
Building inventory for sale:	4%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

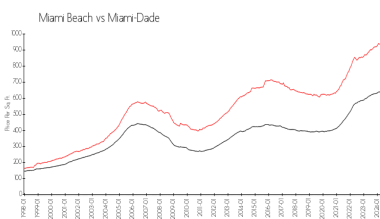
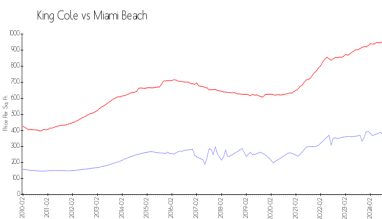
Building Association Information

King Cole Condominium Association
900 Bay Dr,
Miami Beach, FL 33141
(305) 866-1441

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
710	1,065 sq ft	Nov 2024	\$425,000	\$399
922	1,550 sq ft	Oct 2024	\$480,000	\$310
519	920 sq ft	Aug 2024	\$380,000	\$413
818	726 sq ft	Aug 2024	\$235,000	\$324
109	920 sq ft	Apr 2024	\$335,000	\$364

Market Information



King Cole:	\$361/sq. ft.	Miami Beach:	\$951/sq. ft.
Miami Beach:	\$951/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

King Cole	5%
Miami Beach	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

King Cole	134 days
Miami Beach	102 days

Miami-Dade

86 days