

Unit 1004 - Royal Atlantic

1004 - 465 Ocean Dr, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11681149
 Status: Active
 Size: 656 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking
 View:
 List Price: \$550,000
 List PPSF: \$838
 Valuated Price: \$442,000
 Valuated PPSF: \$674

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: 0

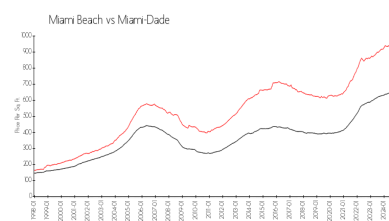
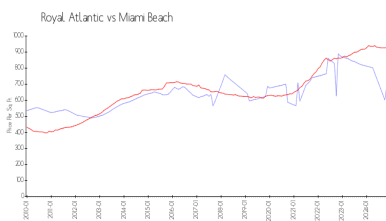
Building Association Information

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: \$794/sq. ft. Miami Beach: \$939/sq. ft.
 Miami Beach: \$939/sq. ft. Miami-Dade: \$688/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Royal Atlantic: 124 days



Miami Beach
Miami-Dade

103 days
90 days