

Unit 724 - Presidential Condo

724 - 401 Ocean Dr, Miami Beach, FL, Miami-Dade 32139

Unit Information

MLS Number:	A11686924
Status:	Active
Size:	655 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$559,000
List PPSF:	\$853
Valuated Price:	\$486,000
Valuated PPSF:	\$742

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:	236
Number of active listings for rent:	0
Number of active listings for sale:	11
Building inventory for sale:	4%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	5

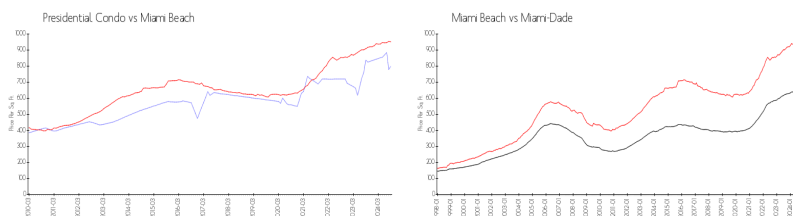
Building Association Information

Presidential Condominium
Address: 401 Ocean Dr # 200,
Miami Beach, FL 33139,
Phone: +1 305-673-4965
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Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
222	655 sq ft	Sep 2024	\$425,000	\$649
1123	655 sq ft	Sep 2024	\$667,000	\$1,018
419	404 sq ft	Sep 2024	\$345,000	\$854
303	659 sq ft	Sep 2024	\$475,000	\$721
509	655 sq ft	Aug 2024	\$465,000	\$710

Market Information



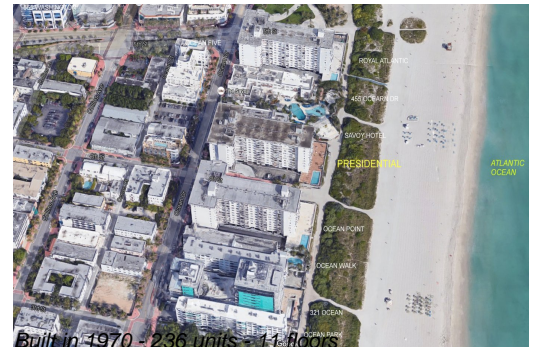
Presidential Condo:	\$800/sq. ft.	Miami Beach:	\$951/sq. ft.
Miami Beach:	\$951/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Presidential Condo	5%
Miami Beach	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Presidential Condo	74 days
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Miami Beach
Miami-Dade

102 days
86 days