

# Unit 305 - Port Royale

305 - 6969 Collins Ave, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11691019  
 Status: Active  
 Size: 676 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$279,900  
 List PPSF: \$414  
 Valuated Price: \$281,000  
 Valuated PPSF: \$416

*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: 12  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 0

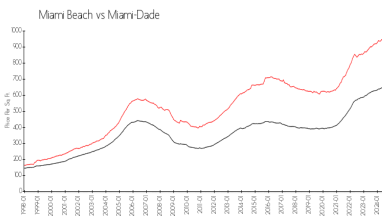
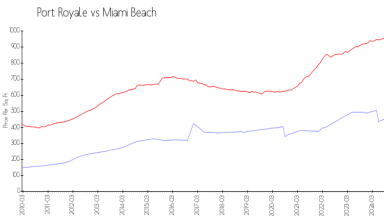
## Building Association Information

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  
 Miami-Dade: 86 days

