

# Unit 3406 - Green Diamond

3406 - 4775 Collins Av, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number:	A11699799
Status:	Pending
Size:	1,100 Sq ft.
Bedrooms:	1
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking,Electric Vehicle Charging Station
View:	
List Price:	\$1,120,000
List PPSF:	\$1,018
Valuated Price:	\$1,165,000
Valuated PPSF:	\$1,059

*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:	315
Number of active listings for rent:	12
Number of active listings for sale:	10
Building inventory for sale:	3%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

## Building Association Information

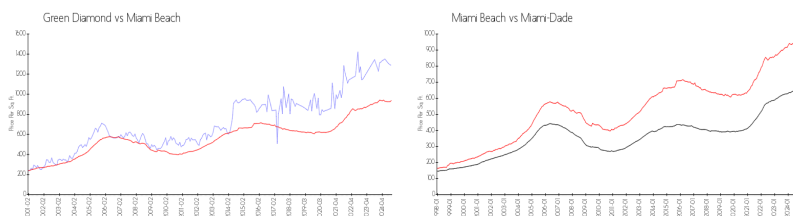
Green Diamond Condo Association  
(305) 672-9050

<http://bluegreendiamondcondos.com/green>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2506	1,100 sq ft	Dec 2024	\$1,075,000	\$977
2302	1,530 sq ft	Sep 2024	\$1,800,000	\$1,176
1401	2,010 sq ft	Jun 2024	\$2,850,000	\$1,418
2705	1,380 sq ft	Apr 2024	\$1,700,000	\$1,232
TS4404	2,670 sq ft	Apr 2024	\$7,325,000	\$2,743

## Market Information

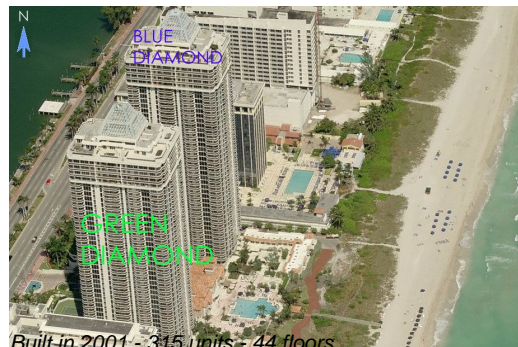


Green Diamond:	\$1286/sq. ft.	Miami Beach:	\$936/sq. ft.
Miami Beach:	\$936/sq. ft.	Miami-Dade:	\$693/sq. ft.

## Inventory for Sale

Green Diamond	3%
Miami Beach	5%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months



Green Diamond  
Miami Beach  
Miami-Dade

127 days  
104 days  
89 days