

# 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: 3

## Building Association Information

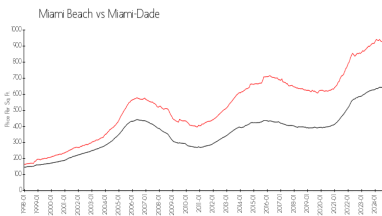
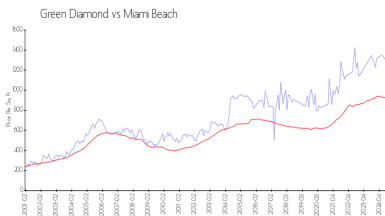
Green Diamond Condo Association  
 (305) 672-9050

<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  
88 days