

# Unit 2702 - Green Diamond

2702 - 4775 Collins Av, Miami Beach, FL, Miami-Dade 33140

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | A11704669    |
| Status:         | Active       |
| Size:           | 1,530 Sq ft. |
| Bedrooms:       | 2            |
| Full Bathrooms: | 2            |
| Half Bathrooms: |              |
| Parking Spaces: |              |
| View:           |              |
| Rental Price:   | \$8,750      |
| List PPSF:      | \$6          |
| Valuated Price: | \$1,847,000  |
| Valuated PPSF:  | \$1,207      |

*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

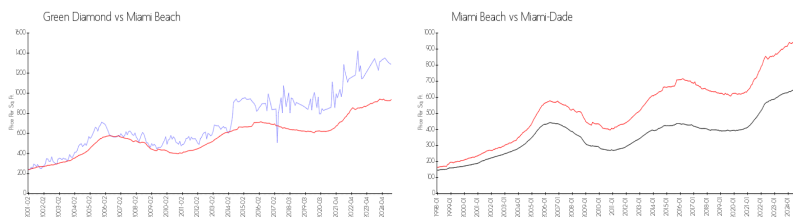
|  |     |
|--|-----|
| Number of units:                         | 315 |
| Number of active listings for rent:      | 12  |
| Number of active listings for sale:      | 10  |
| Building inventory for sale:             | 3%  |
| Number of sales over the last 12 months: | 9   |
| Number of sales over the 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>

## 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 | 127 days |
| Miami Beach   | 104 days |
| Miami-Dade    | 89 days  |

