

Unit 403 - Presidential Condo

403 - 401 Ocean Dr, Miami Beach, FL, Miami-Dade 32139

Unit Information

MLS Number:	A11827138
Status:	Active
Size:	659 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Street Parking
View:	
List Price:	\$435,000
List PPSF:	\$660
Valuated Price:	\$395,000
Valuated PPSF:	\$599

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:	9
Building inventory for sale:	3%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

Building Association Information

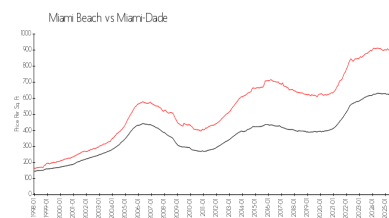
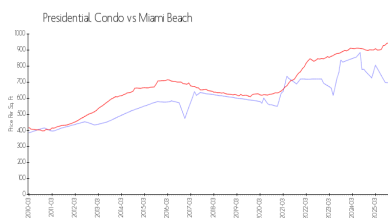
Presidential Condominium
Address: 401 Ocean Dr # 200,
Miami Beach, FL 33139,
Phone: +1 305-673-4965
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Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1011	655 sq ft	Nov 2025	\$440,000	\$672
701	667 sq ft	Oct 2025	\$340,000	\$510
221	655 sq ft	Aug 2025	\$405,000	\$618
602	659 sq ft	Jul 2025	\$375,000	\$569
724	655 sq ft	Mar 2025	\$490,000	\$748

Market Information

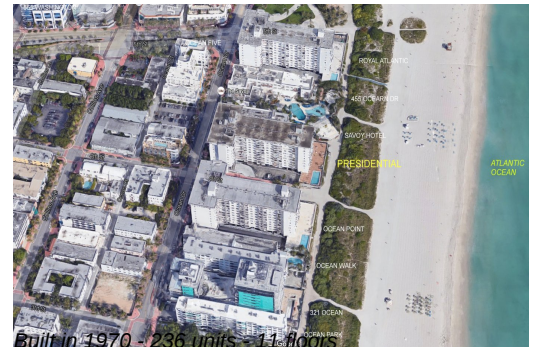


Presidential Condo: \$702/sq. ft.
Miami Beach: \$939/sq. ft.

Miami Beach: \$939/sq. ft.
Miami-Dade: \$668/sq. ft.

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

Presidential Condo	76 days
Miami Beach	94 days
Miami-Dade	77 days