

# Unit 2407 - Blue Diamond

2407 - 4779 Collins Av, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number:	A11835145
Status:	Active
Size:	1,380 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$2,195,000
List PPSF:	\$1,591
Valuated Price:	\$1,662,000
Valuated PPSF:	\$1,204

*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:	7
Number of active listings for sale:	8
Building inventory for sale:	2%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

## Building Association Information

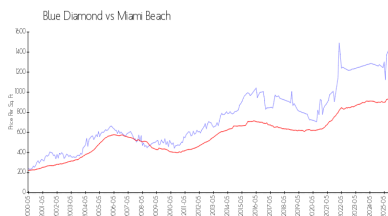
Blue Diamond condominium Association, inc  
(305) 672-9910 & 305-672-4779

<https://bluegreendiamondcondos.com/blue>

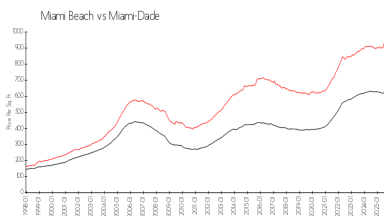
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH4301	1,940 sq ft	Nov 2025	\$4,050,000	\$2,088
3108	1,550 sq ft	Oct 2025	\$2,000,000	\$1,290
804	1,550 sq ft	Jul 2025	\$1,500,000	\$968
4006	1,100 sq ft	Jun 2025	\$1,200,000	\$1,091
501	1,980 sq ft	May 2025	\$2,000,000	\$1,010

## Market Information



Blue Diamond: \$1266/sq. ft.  
Miami Beach: \$939/sq. ft.



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

## Inventory for Sale

Blue Diamond	3%
Miami Beach	4%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months



Blue Diamond  
Miami Beach  
Miami-Dade

84 days  
94 days  
77 days