

Unit 404 - Riviera

404 - 2401 Collins Ave, Miami Beach, FL, Miami-Dade 33140

Unit Information

MLS Number:	A11873420
Status:	Active
Size:	1,121 Sq ft.
Bedrooms:	1
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	
List Price:	\$650,000
List PPSF:	\$580
Valuated Price:	\$549,000
Valuated PPSF:	\$490

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:	177
Number of active listings for rent:	0
Number of active listings for sale:	10
Building inventory for sale:	5%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	4

Building Association Information

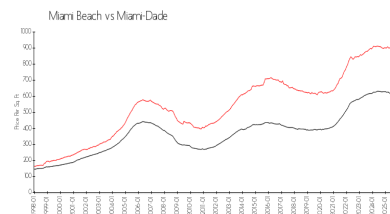
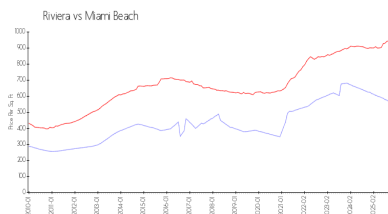
The Riviera Condominium Association Inc
2401 Collins Avenue
Miami Beach, FL 33140
Phone: (305) 532-3742

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1209	1,368 sq ft	Dec 2025	\$750,000	\$548
1109	1,368 sq ft	Oct 2025	\$615,000	\$450
601	1,266 sq ft	Sep 2025	\$1,175,000	\$928
1807	1,121 sq ft	Sep 2025	\$645,000	\$575
1212	1,030 sq ft	Aug 2025	\$450,000	\$437

Market Information

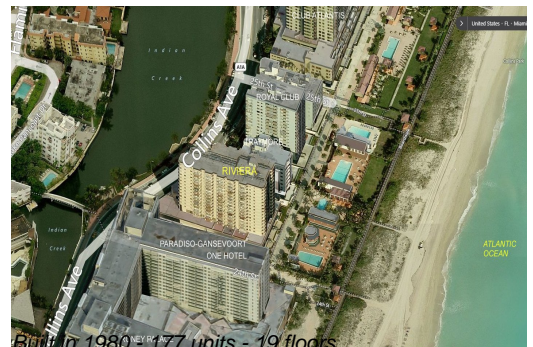


Riviera:	\$560/sq. ft.	Miami Beach:	\$939/sq. ft.
Miami Beach:	\$939/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Riviera	6%
Miami Beach	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months



Riviera	108 days
Miami Beach	94 days
Miami-Dade	77 days