

# Unit 611 - Riviera

611 - 2401 Collins Ave, Miami Beach, FL, Miami-Dade 33140

## Unit Information

|                 |                                          |
|-----------------|------------------------------------------|
| MLS Number:     | A11882086                                |
| Status:         | Active                                   |
| Size:           | 1,121 Sq ft.                             |
| Bedrooms:       | 2                                        |
| Full Bathrooms: | 2                                        |
| Half Bathrooms: | 0                                        |
| Parking Spaces: | 1 Space,Assigned Parking,Covered Parking |
| View:           |                                          |
| List Price:     | \$635,000                                |
| List PPSF:      | \$566                                    |
| Valuated Price: | \$560,000                                |
| Valuated PPSF:  | \$500                                    |

*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

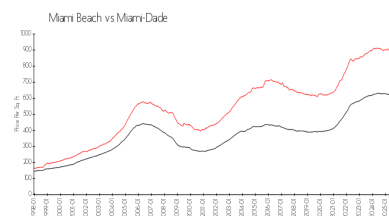
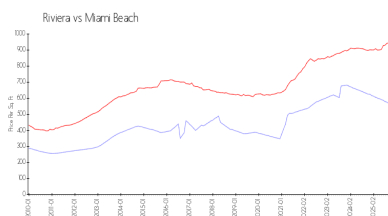
The Riviera Condominium Association Inc  
2401 Collins Avenue  
Miami Beach, FL 33140  
Phone: (305) 532-3742

<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 |

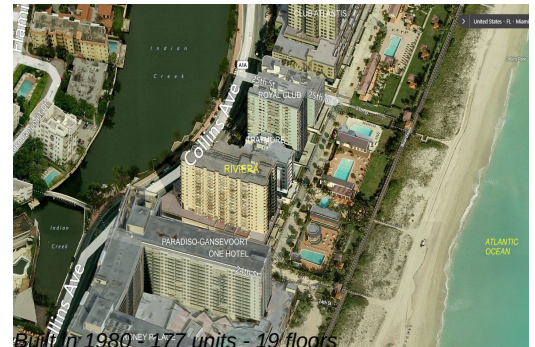
## Market Information



|              |               |              |               |
|--------------|---------------|--------------|---------------|
| 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  |