

# Unit 316 - ArteCity Governor

316 - 435 W 21 st, Miami Beach, FL, Miami-Dade 33139

## Unit Information

|                 |                                     |
|-----------------|-------------------------------------|
| MLS Number:     | A11924012                           |
| Status:         | Active                              |
| Size:           | 556 Sq ft.                          |
| Bedrooms:       | 1                                   |
| Full Bathrooms: | 1                                   |
| Half Bathrooms: | 0                                   |
| Parking Spaces: | 1 Space,Guest Parking,Valet Parking |
| View:           |                                     |
| List Price:     | \$299,000                           |
| List PPSF:      | \$538                               |
| Valuated Price: | \$270,000                           |
| Valuated PPSF:  | \$486                               |

*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:                         | 61  |
| Number of active listings for rent:      | 8   |
| Number of active listings for sale:      | 9   |
| Building inventory for sale:             | 14% |
| Number of sales over the last 12 months: | 2   |
| Number of sales over the last 6 months:  | 2   |
| Number of sales over the last 3 months:  | 1   |

## Building Association Information

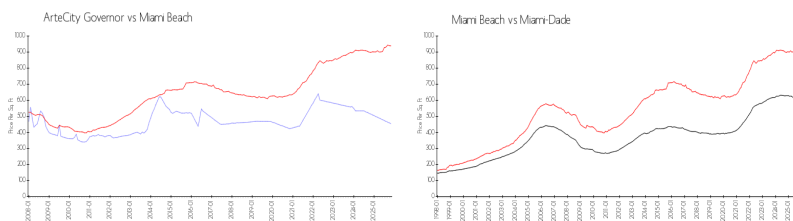
ArteCity Governor Condo Association  
305-672-4968

<https://>

## Recent Sales

| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
| 315    | 590 sq ft | Aug 2025     | \$260,000  | \$441 |

## Market Information



|                    |               |              |               |
|--------------------|---------------|--------------|---------------|
| ArteCity Governor: | \$454/sq. ft. | Miami Beach: | \$939/sq. ft. |
| Miami Beach:       | \$939/sq. ft. | Miami-Dade:  | \$668/sq. ft. |

## Inventory for Sale

|                   |     |
|-------------------|-----|
| ArteCity Governor | 15% |
| Miami Beach       | 4%  |
| Miami-Dade        | 4%  |

## Avg. Time to Close Over Last 12 Months

|                   |         |
|-------------------|---------|
| ArteCity Governor | 59 days |
| Miami Beach       | 94 days |
| Miami-Dade        | 77 days |

