

Unit 1104 - Royal Atlantic

1104 - 465 Ocean Dr, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: F10440884
 Status: Active
 Size: 656 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View: Other View
 List Price: \$599,000
 List PPSF: \$913
 Valuated Price: \$519,000
 Valuated PPSF: \$791

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: 235
 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: 5
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 0

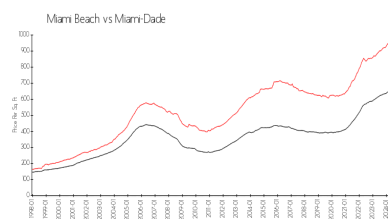
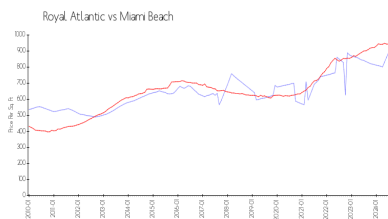
Building Association Information

Royal Atlantic
 Condominium Association Inc
 465 Ocean Drive - Office 300
 Miami Beach, FL 33139
 Phone: (305) 672-7945

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
901	665 sq ft	Apr 2024	\$540,000	\$812
505	665 sq ft	Apr 2024	\$342,000	\$514
918	418 sq ft	Apr 2024	\$390,000	\$933
1020	645 sq ft	Feb 2024	\$910,000	\$1,411
403	665 sq ft	Sep 2023	\$440,000	\$662

Market Information



Royal Atlantic:	\$925/sq. ft.	Miami Beach:	\$946/sq. ft.
Miami Beach:	\$946/sq. ft.	Miami-Dade:	\$697/sq. ft.

Inventory for Sale

Royal Atlantic: 4%
 Miami Beach: 4%
 Miami-Dade: 4%



Avg. Time to Close Over Last 12 Months

Royal Atlantic	158 days
Miami Beach	101 days
Miami-Dade	84 days