

Unit 212 - Presidential Condo

212 - 401 Ocean Dr, Miami Beach, FL, Miami-Dade 32139

Unit Information

MLS Number: F10455131
 Status: Active
 Size: 655 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Assigned Parking
 View: Ocean View,Other View
 List Price: \$499,000
 List PPSF: \$762
 Valuated Price: \$462,000
 Valuated PPSF: \$705

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: 236
 Number of active listings for rent: 0
 Number of active listings for sale: 11
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 14
 Number of sales over the last 6 months: 8
 Number of sales over the last 3 months: 5

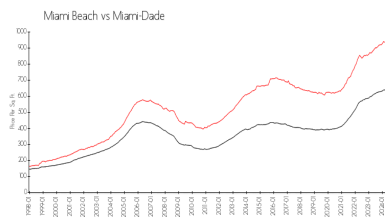
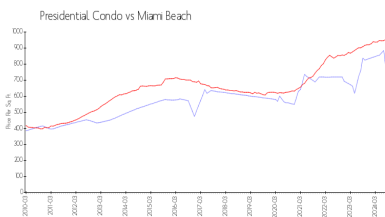
Building Association Information

Presidential Condominium
 Address: 401 Ocean Dr # 200,
 Miami Beach, FL 33139,
 Phone: +1 305-673-4965
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Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
222	655 sq ft	Sep 2024	\$425,000	\$649
1123	655 sq ft	Sep 2024	\$667,000	\$1,018
419	404 sq ft	Sep 2024	\$345,000	\$854
303	659 sq ft	Sep 2024	\$475,000	\$721
509	655 sq ft	Aug 2024	\$465,000	\$710

Market Information



Presidential Condo: \$800/sq. ft.
 Miami Beach: \$951/sq. ft.
 Miami-Dade: \$694/sq. ft.

Inventory for Sale

Presidential Condo: 5%
 Miami Beach: 5%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Presidential Condo: 74 days



Miami Beach
Miami-Dade

102 days
86 days