

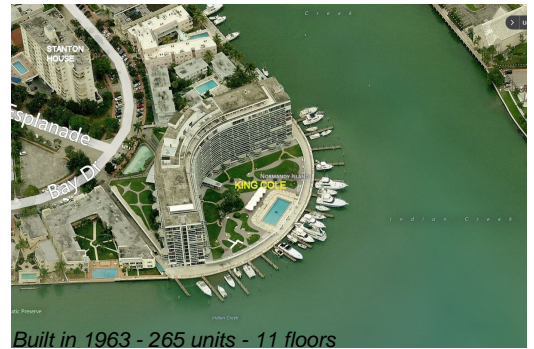
Unit 313 - King Cole

313 - 900 Bay Dr, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number:	F10467378
Status:	Active
Size:	678 Sq ft.
Bedrooms:	0
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Valet Parking
View:	Other View
List Price:	\$315,000
List PPSF:	\$465
Valuated Price:	\$210,000
Valuated PPSF:	\$310

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:	265
Number of active listings for rent:	0
Number of active listings for sale:	19
Building inventory for sale:	7%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	4

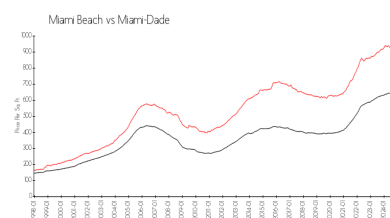
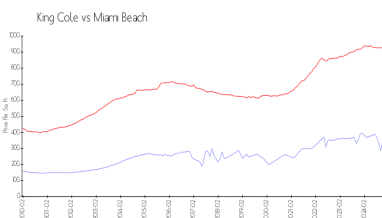
Building Association Information

King Cole Condominium Association
900 Bay Dr,
Miami Beach, FL 33141
(305) 866-1441

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
918	726 sq ft	Jan 2025	\$250,000	\$344
408	1,145 sq ft	Jan 2025	\$360,000	\$314
711	1,003 sq ft	Nov 2024	\$300,000	\$299
710	1,065 sq ft	Nov 2024	\$425,000	\$399
922	1,550 sq ft	Oct 2024	\$480,000	\$310

Market Information



King Cole:	\$353/sq. ft.	Miami Beach:	\$939/sq. ft.
Miami Beach:	\$939/sq. ft.	Miami-Dade:	\$688/sq. ft.

Inventory for Sale

King Cole	7%
Miami Beach	5%
Miami-Dade	5%

Avg. Time to Close Over Last 12 Months

King Cole	94 days
Miami Beach	104 days

Miami-Dade

90 days