

# Unit 223 - ArteCity Governor

223 - 435 W 21 st, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number:	A11323450
Status:	Active
Size:	579 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	
List Price:	\$389,000
List PPSF:	\$672
Valuated Price:	\$349,000
Valuated PPSF:	\$603

*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:	4
Building inventory for sale:	6%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

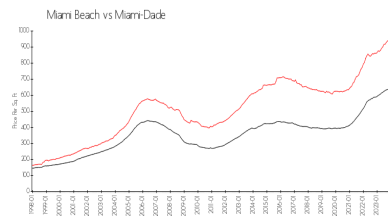
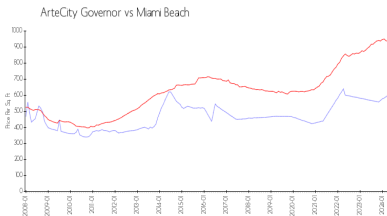
## Building Association Information

ArteCity Governor Condo Association  
305-672-4968

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
105	651 sq ft	Jan 2024	\$400,000	\$614
114	651 sq ft	Dec 2023	\$385,000	\$591
208	596 sq ft	Nov 2023	\$351,750	\$590
310	556 sq ft	Jul 2023	\$335,000	\$603

## Market Information



ArteCity Governor: \$600/sq. ft.  
Miami Beach: \$937/sq. ft.

Miami Beach: \$937/sq. ft.  
Miami-Dade: \$694/sq. ft.

## Inventory for Sale

ArteCity Governor	7%
Miami Beach	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

ArteCity Governor	58 days
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Miami Beach  
Miami-Dade

97 days  
81 days