

Unit 1606 - Bath Club

1606 - 5959 Collins Av, Miami Beach, FL, Miami-Dade 33140

Unit Information

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|-----------------|--------------|
| MLS Number: | A11350375 |
| Status: | Active |
| Size: | 4,135 Sq ft. |
| Bedrooms: | 4 |
| Full Bathrooms: | 5 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space |
| View: | |
| List Price: | \$7,900,000 |
| List PPSF: | \$1,911 |
| Valuated Price: | \$4,591,000 |
| Valuated PPSF: | \$1,110 |

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

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| Number of units: | 117 |
| Number of active listings for rent: | 2 |
| Number of active listings for sale: | 12 |
| Building inventory for sale: | 10% |
| Number of sales over the last 12 months: | 8 |
| Number of sales over the last 6 months: | 4 |
| Number of sales over the last 3 months: | 2 |

Building Association Information

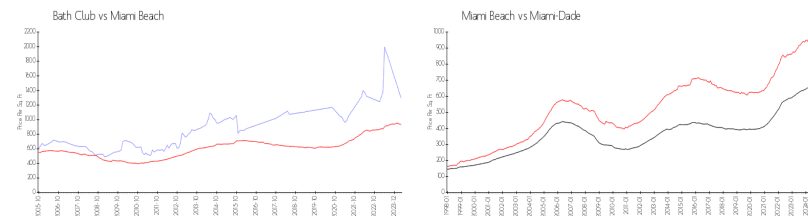
Residence at the Bath Club association 305-861-1470
 office 305.867.5938
 info@thebathclub.com

<http://www.thebathclub.com/cms/index.php>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|---------|
| 1802 | 2,572 sq ft | Apr 2024 | \$4,370,000 | \$1,699 |
| 1003 | 3,640 sq ft | Feb 2024 | \$6,100,000 | \$1,676 |
| 902 | 2,572 sq ft | Dec 2023 | \$4,050,000 | \$1,575 |
| 604 | 3,982 sq ft | Nov 2023 | \$2,900,000 | \$728 |
| PH2005 | 3,807 sq ft | Aug 2023 | \$7,950,000 | \$2,088 |

Market Information



| | | | |
|--------------|----------------|--------------|---------------|
| Bath Club: | \$1296/sq. ft. | Miami Beach: | \$937/sq. ft. |
| Miami Beach: | \$937/sq. ft. | Miami-Dade: | \$694/sq. ft. |

Inventory for Sale

| | |
|-------------|-----|
| Bath Club | 10% |
| Miami Beach | 4% |
| Miami-Dade | 3% |



Avg. Time to Close Over Last 12 Months

| | |
|-------------|----------|
| Bath Club | 221 days |
| Miami Beach | 97 days |
| Miami-Dade | 81 days |