

# Unit 1204 - Residences at the Miami Beach Edition

1204 - 2901 Collins Ave, Miami Beach, FL, Miami-Dade 33140

## Unit Information

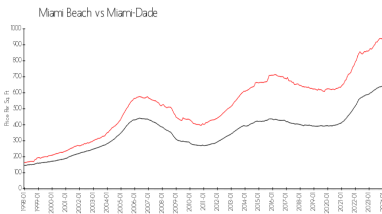
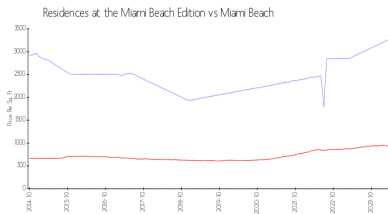
MLS Number:	A11378004
Status:	Active
Size:	1,493 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Valet Parking
View:	
Rental Price:	\$20,000
List PPSF:	\$13
Valuated Price:	\$5,055,000
Valuated PPSF:	\$3,386

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:	24
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	8%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

## Market Information



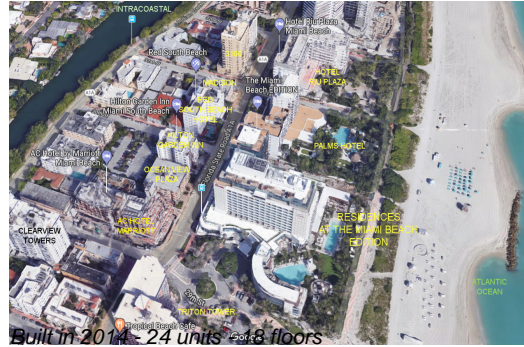
Residences at the Miami Beach Edition:	\$3282/sq. ft.	Miami Beach:	\$937/sq. ft.
Miami Beach:	\$937/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Residences at the Miami Beach Edition	8%
Miami Beach	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Residences at the Miami Beach Edition	125 days
Miami Beach	97 days
Miami-Dade	81 days



Built in 2014 - 24 units - 18 floors