

# Unit 811 - Port Royale

811 - 6969 Collins Ave, Miami Beach, FL, Miami-Dade 33141

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | A11431271                                      |
| Status:         | Active   |
| Size:           | 676 Sq ft.                                     |
| Bedrooms:       | 1  |
| Full Bathrooms: | 1  |
| Half Bathrooms: |  |
| Parking Spaces: | 1 Space,Parking-Under Building,Space Purchased |
| View:           |  |
| List Price:     | \$399,500                                      |
| List PPSF:      | \$591  |
| Valuated Price: | \$302,000                                      |
| Valuated PPSF:  | \$447  |

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:                         | 164 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 8   |
| Building inventory for sale:             | 4%  |
| Number of sales over the last 12 months: | 4   |
| Number of sales over the last 6 months:  | 3   |
| Number of sales over the last 3 months:  | 2   |

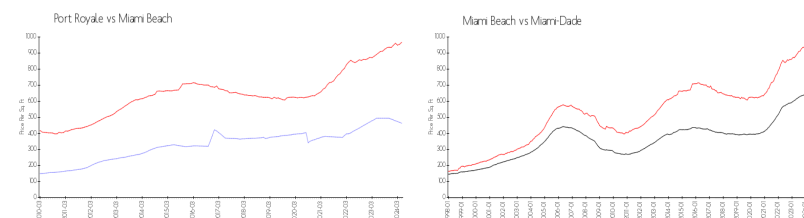
## Building Association Information

Port Royale Condominium Inc  
Address: 6969 Collins Ave,  
Miami Beach, FL 33141  
Phone: +1 305-866-0759

## Recent Sales

| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
| 404    | 676 sq ft | May 2024     | \$275,000  | \$407 |
| 514    | 676 sq ft | May 2024     | \$340,000  | \$503 |
| 1104   | 676 sq ft | Dec 2023     | \$280,000  | \$414 |
| 1412   | 676 sq ft | Nov 2023     | \$342,000  | \$506 |

## Market Information

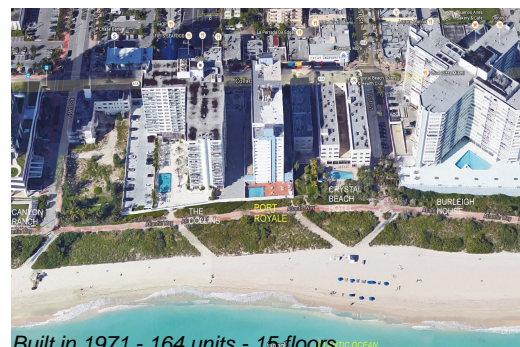


Port Royale: \$463/sq. ft.  
Miami Beach: \$968/sq. ft.

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Miami-Dade: \$703/sq. ft.

## Inventory for Sale

|             |    |
|-------------|----|
| Port Royale | 5% |
| Miami Beach | 4% |
| Miami-Dade  | 3% |



**Avg. Time to Close Over Last 12 Months**

|             |         |
|-------------|---------|
| Port Royale | 54 days |
| Miami Beach | 97 days |
| Miami-Dade  | 81 days |