

Unit 1006 - Costa Brava

1006 - 11 Island Ave, Miami Beach, FL, Miami-Dade 33139

Unit Information

| | |
|-----------------|---------------------------------------|
| MLS Number: | A11432156 |
| Status: | Active |
| Size: | 1,238 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Covered Parking,Guest Parking |
| View: | |
| List Price: | \$870,000 |
| List PPSF: | \$703 |
| Valuated Price: | \$767,000 |
| Valuated PPSF: | \$568 |

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: | 214 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 9 |
| Building inventory for sale: | 4% |
| Number of sales over the last 12 months: | 13 |
| Number of sales over the last 6 months: | 6 |
| Number of sales over the last 3 months: | 2 |

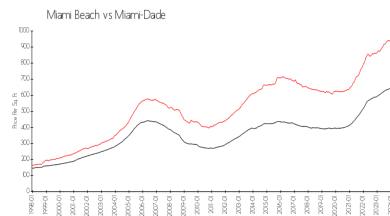
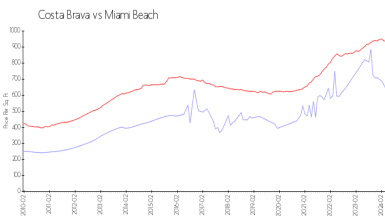
Building Association Information

Costa Brava Condominium
 Address: 11 Island Ave,
 Miami Beach, FL 33139
 Phone: +1 305-532-6397

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|---------|
| 2101 | 1,733 sq ft | Mar 2024 | \$1,835,000 | \$1,059 |
| 705 | 1,324 sq ft | Mar 2024 | \$725,000 | \$548 |
| 904 | 1,372 sq ft | Feb 2024 | \$900,000 | \$656 |
| 511 | 1,733 sq ft | Dec 2023 | \$1,450,000 | \$837 |
| 1103 | 1,027 sq ft | Dec 2023 | \$630,000 | \$613 |
| 1712 | 1,733 sq ft | Dec 2023 | \$1,650,000 | \$952 |

Market Information



| | | | |
|--------------|---------------|--------------|---------------|
| Costa Brava: | \$640/sq. ft. | Miami Beach: | \$937/sq. ft. |
| Miami Beach: | \$937/sq. ft. | Miami-Dade: | \$695/sq. ft. |

Inventory for Sale

| | |
|-------------|----|
| Costa Brava | 4% |
| Miami Beach | 4% |
| Miami-Dade | 3% |



Avg. Time to Close Over Last 12 Months

| | |
|-------------|---------|
| Costa Brava | 89 days |
| Miami Beach | 97 days |
| Miami-Dade | 81 days |