

Unit 401 - Presidential Condo

401 - 401 Ocean Dr, Miami Beach, FL, Miami-Dade 32139

Unit Information

MLS Number: A11445515
 Status: Active
 Size: 667 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: Street Parking
 View:
 List Price: \$498,000
 List PPSF: \$747
 Valuated Price: \$432,000
 Valuated PPSF: \$648

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: 236
 Number of active listings for rent: 0
 Number of active listings for sale: 8
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 15
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 2

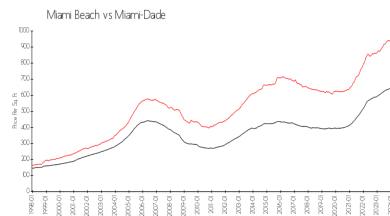
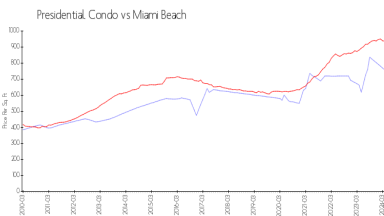
Building Association Information

Presidential Condominium
 Address: 401 Ocean Dr # 200,
 Miami Beach, FL 33139,
 Phone: +1 305-673-4965
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Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1015	655 sq ft	May 2024	\$625,000	\$954
1116	747 sq ft	May 2024	\$886,000	\$1,186
1126	717 sq ft	Feb 2024	\$640,000	\$893
1101	667 sq ft	Feb 2024	\$40,000	\$60
502	659 sq ft	Dec 2023	\$400,000	\$607

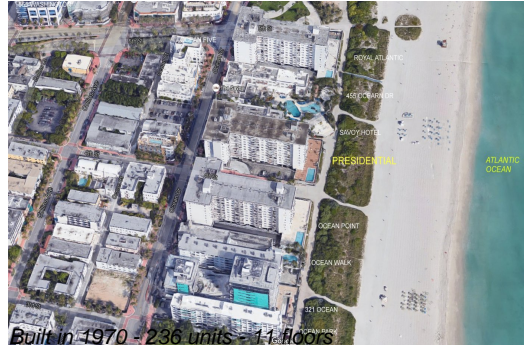
Market Information



Presidential Condo: \$758/sq. ft.
 Miami Beach: \$937/sq. ft.
 Miami-Dade: \$694/sq. ft.

Inventory for Sale

Presidential Condo: 3%
 Miami Beach: 4%
 Miami-Dade: 3%



Avg. Time to Close Over Last 12 Months

Presidential Condo	121 days
Miami Beach	97 days
Miami-Dade	81 days