

# Unit 703 - Riviera

703 - 2401 Collins Ave, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number:	A11453727
Status:	Active
Size:	1,368 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Assigned Parking
View:	
List Price:	\$750,000
List PPSF:	\$548
Valuated Price:	\$778,000
Valuated PPSF:	\$569

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:	177
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:	5
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

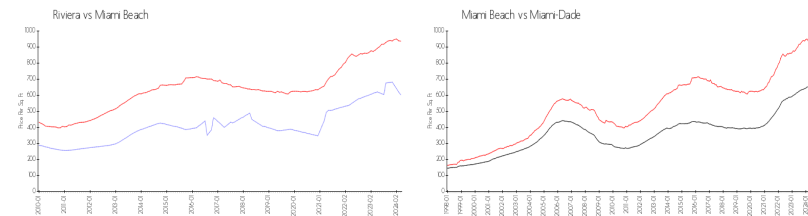
## Building Association Information

The Riviera Condominium Association Inc  
 2401 Collins Avenue  
 Miami Beach, FL 33140  
 Phone: (305) 532-3742

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
906	1,368 sq ft	Apr 2024	\$800,000	\$585
702	1,266 sq ft	Mar 2024	\$750,000	\$592
1402	1,266 sq ft	Dec 2023	\$1,125,000	\$889
801	1,266 sq ft	Sep 2023	\$1,050,000	\$829
1208	1,619 sq ft	Aug 2023	\$925,000	\$571

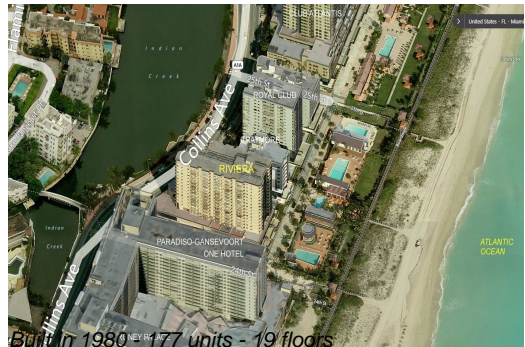
## Market Information



Riviera:	\$602/sq. ft.	Miami Beach:	\$937/sq. ft.
Miami Beach:	\$937/sq. ft.	Miami-Dade:	\$695/sq. ft.

## Inventory for Sale

Riviera	5%
Miami Beach	4%
Miami-Dade	3%



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

Riviera	83 days
Miami Beach	97 days
Miami-Dade	81 days