

# Unit 1807 - Riviera

1807 - 2401 Collins Ave, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number: A11473110  
 Status: Active  
 Size: 1,121 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Covered Parking  
 View:  
 List Price: \$699,900  
 List PPSF: \$624  
 Valuated Price: \$644,000  
 Valuated PPSF: \$574

*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: 7  
 Building inventory for sale: 3%  
 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

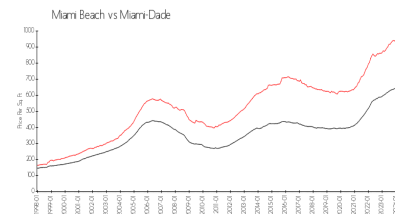
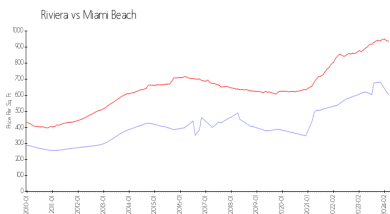
## Building Association Information

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

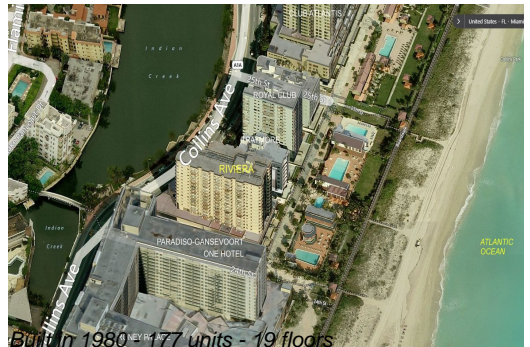
## Market Information



Riviera: \$602/sq. ft.  
 Miami Beach: \$937/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Riviera 4%  
 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