

# Unit 1712 - Riviera

1712 - 2401 Collins Ave, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number:	A11485892
Status:	Active
Size:	1,030 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$699,000
List PPSF:	\$679
Valuated Price:	\$624,000
Valuated PPSF:	\$606

*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

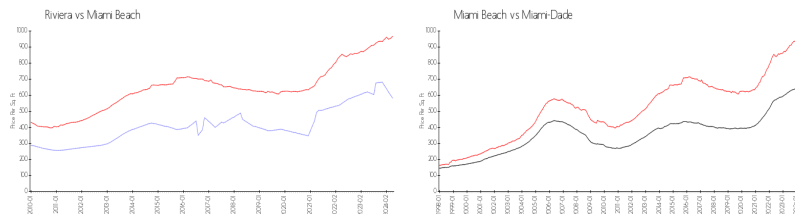
## Building Association Information

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: \$580/sq. ft.  
Miami Beach: \$968/sq. ft.

Miami Beach: \$968/sq. ft.  
Miami-Dade: \$703/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