

# Unit PH4104 - Green Diamond

PH4104 - 4775 Collins Av, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number:	A11499660
Status:	Active
Size:	1,600 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Assigned Parking,Covered Parking,Valet Parking
View:	
List Price:	\$2,890,000
List PPSF:	\$1,806
Valuated Price:	\$2,203,000
Valuated PPSF:	\$1,377

*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:	315
Number of active listings for rent:	12
Number of active listings for sale:	6
Building inventory for sale:	1%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

## Building Association Information

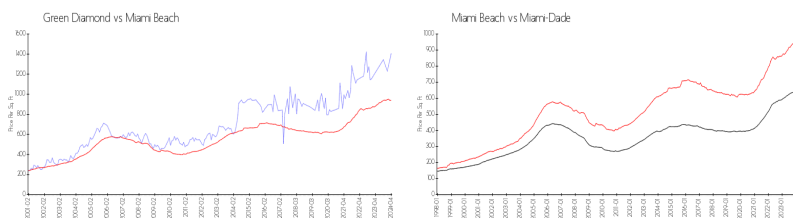
Green Diamond Condo Association  
(305) 672-9050

<http://bluegreendiamondcondos.com/green>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
TS4404	2,670 sq ft	Apr 2024	\$7,325,000	\$2,743
2307	1,380 sq ft	Mar 2024	\$1,320,000	\$957
2401	2,010 sq ft	Jan 2024	\$2,720,000	\$1,353
1406	1,100 sq ft	Jan 2024	\$960,000	\$873
906	1,100 sq ft	Oct 2023	\$950,000	\$864

## Market Information



Green Diamond:	\$1408/sq. ft.	Miami Beach:	\$937/sq. ft.
Miami Beach:	\$937/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Green Diamond	2%
Miami Beach	4%
Miami-Dade	3%



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

Green Diamond	75 days
Miami Beach	97 days
Miami-Dade	81 days