

# Unit 507 - Royal Atlantic

507 - 465 Ocean Dr, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11516107  
 Status: Active  
 Size: 654 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$498,000  
 List PPSF: \$761  
 Valuated Price: \$446,000  
 Valuated PPSF: \$682

*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: 235  
 Number of active listings for rent: 0  
 Number of active listings for sale: 9  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 3

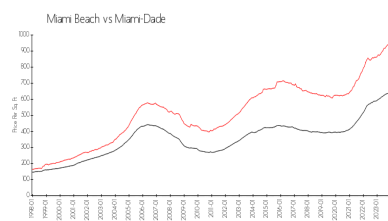
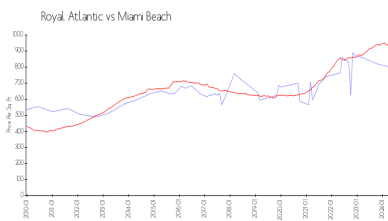
## Building Association Information

Royal Atlantic  
 Condominium Association Inc  
 465 Ocean Drive - Office 300  
 Miami Beach, FL 33139  
 Phone: (305) 672-7945

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
901	665 sq ft	Apr 2024	\$540,000	\$812
505	665 sq ft	Apr 2024	\$342,000	\$514
918	418 sq ft	Apr 2024	\$390,000	\$933
1020	645 sq ft	Feb 2024	\$910,000	\$1,411
403	665 sq ft	Sep 2023	\$440,000	\$662

## Market Information



Royal Atlantic:	\$802/sq. ft.	Miami Beach:	\$937/sq. ft.
Miami Beach:	\$937/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Royal Atlantic 4%  
 Miami Beach 4%  
 Miami-Dade 3%



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

Royal Atlantic	163 days
Miami Beach	97 days
Miami-Dade	81 days