

# Unit 705 - Collins

705 - 6917 Collins Av, Miami Beach, FL, Miami-Dade 33141

## Unit Information

|                 |                                       |
|-----------------|---------------------------------------|
| MLS Number:     | A11523235                             |
| Status:         | Active                                |
| Size:           | 1,218 Sq ft.                          |
| Bedrooms:       | 2                                     |
| Full Bathrooms: | 2                                     |
| Half Bathrooms: |                                       |
| Parking Spaces: | 1 Space,Covered Parking,Valet Parking |
| View:           |                                       |
| List Price:     | \$920,000                             |
| List PPSF:      | \$755                                 |
| Valuated Price: | \$950,000                             |
| Valuated PPSF:  | \$780                                 |

*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:                         | 239 |
| Number of active listings for rent:      | 11  |
| Number of active listings for sale:      | 6   |
| Building inventory for sale:             | 2%  |
| Number of sales over the last 12 months: | 14  |
| Number of sales over the last 6 months:  | 2   |
| Number of sales over the last 3 months:  | 2   |

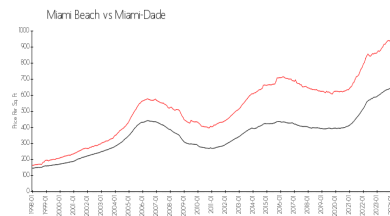
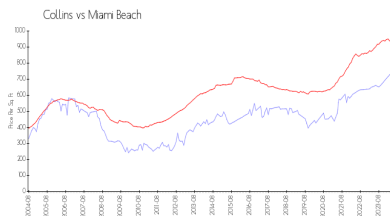
## Building Association Information

The Collins Condominium association inc  
(305) 867-9998

## Recent Sales

| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
| 411    | 819 sq ft | Apr 2024     | \$620,000  | \$757 |
| 404    | 812 sq ft | Mar 2024     | \$595,000  | \$733 |
| 806    | 808 sq ft | Oct 2023     | \$560,000  | \$693 |
| 1209   | 943 sq ft | Sep 2023     | \$642,000  | \$681 |
| 804    | 812 sq ft | Sep 2023     | \$484,500  | \$597 |
| 906    | 808 sq ft | Sep 2023     | \$560,000  | \$693 |
| 1509   | 943 sq ft | Sep 2023     | \$595,000  | \$631 |

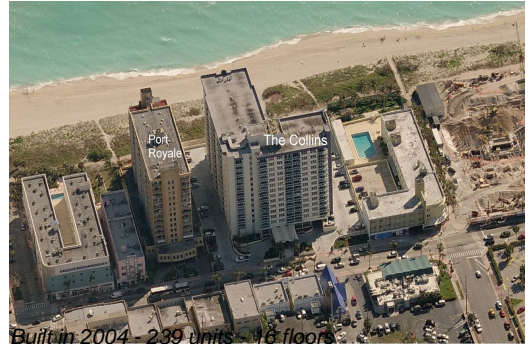
## Market Information



|              |               |              |               |
|--------------|---------------|--------------|---------------|
| Collins:     | \$738/sq. ft. | Miami Beach: | \$937/sq. ft. |
| Miami Beach: | \$937/sq. ft. | Miami-Dade:  | \$694/sq. ft. |

## Inventory for Sale

|             |    |
|-------------|----|
| Collins     | 3% |
| Miami Beach | 4% |
| Miami-Dade  | 3% |



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

|             |         |
|-------------|---------|
| Collins     | 62 days |
| Miami Beach | 97 days |
| Miami-Dade  | 81 days |