

# Unit 525 - King Cole

525 - 900 Bay Dr, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number:	A11525080
Status:	Active
Size:	1,520 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Valet Parking
View:	
List Price:	\$575,000
List PPSF:	\$378
Valuated Price:	\$560,000
Valuated PPSF:	\$368

*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:	265
Number of active listings for rent:	0
Number of active listings for sale:	8
Building inventory for sale:	3%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	3

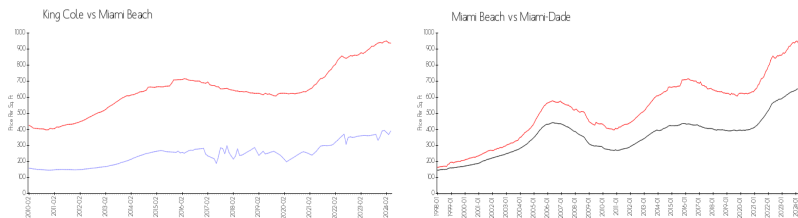
## Building Association Information

King Cole Condominium Association  
 900 Bay Dr,  
 Miami Beach, FL 33141  
 (305) 866-1441

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
109	920 sq ft	Apr 2024	\$335,000	\$364
816	1,075 sq ft	Mar 2024	\$393,000	\$366
422	1,550 sq ft	Mar 2024	\$625,000	\$403
108	1,145 sq ft	Feb 2024	\$510,000	\$445
1012	1,133 sq ft	Jan 2024	\$560,000	\$494

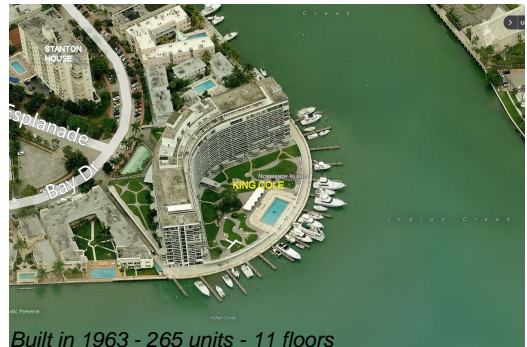
## Market Information



King Cole:	\$391/sq. ft.	Miami Beach:	\$937/sq. ft.
Miami Beach:	\$937/sq. ft.	Miami-Dade:	\$695/sq. ft.

## Inventory for Sale

King Cole	3%
Miami Beach	4%
Miami-Dade	3%



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

King Cole	112 days
Miami Beach	97 days
Miami-Dade	81 days