

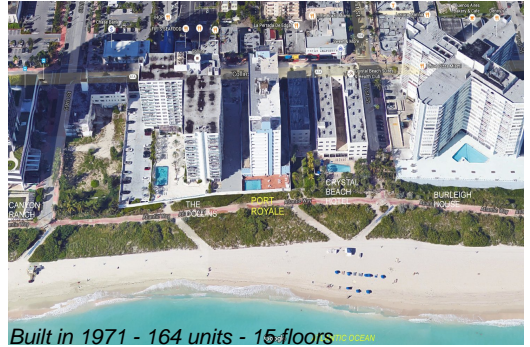
# Unit 404 - Port Royale

404 - 6969 Collins Ave, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11526255  
 Status: Active  
 Size: 676 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$285,000  
 List PPSF: \$422  
 Valuated Price: \$286,000  
 Valuated PPSF: \$423

*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: 164  
 Number of active listings for rent: 0  
 Number of active listings for sale: 10  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

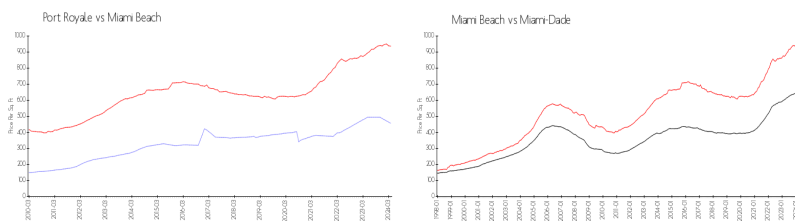
## Building Association Information

Port Royale Condominium Inc  
 Address: 6969 Collins Ave,  
 Miami Beach, FL 33141  
 Phone: +1 305-866-0759

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1104	676 sq ft	Dec 2023	\$280,000	\$414
1412	676 sq ft	Nov 2023	\$342,000	\$506
515	633 sq ft	May 2023	\$342,000	\$540

## Market Information



Port Royale:	\$456/sq. ft.	Miami Beach:	\$937/sq. ft.
Miami Beach:	\$937/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Port Royale: 6%  
 Miami Beach: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Port Royale  
Miami Beach  
Miami-Dade

23 days  
97 days  
81 days