

# Unit 404 - Port Royale

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

## Unit Information

MLS Number:	A11526255
Status:	Closed
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:	\$290,000
Valuated PPSF:	\$429

*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:	8
Building inventory for sale:	4%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

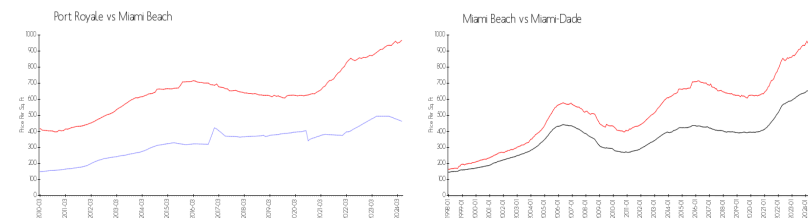
## Building Association Information

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
404	676 sq ft	May 2024	\$275,000	\$407
514	676 sq ft	May 2024	\$340,000	\$503
1104	676 sq ft	Dec 2023	\$280,000	\$414
1412	676 sq ft	Nov 2023	\$342,000	\$506

## Market Information

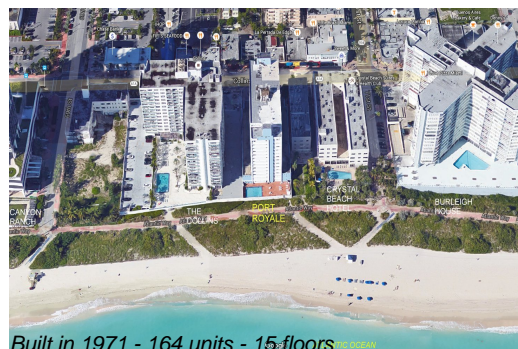


Port Royale: \$463/sq. ft.  
Miami Beach: \$968/sq. ft.

Miami Beach: \$968/sq. ft.  
Miami-Dade: \$703/sq. ft.

## Inventory for Sale

Port Royale	5%
Miami Beach	4%
Miami-Dade	3%



Built in 1971 - 164 units - 15 floors

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

Port Royale	54 days
Miami Beach	97 days
Miami-Dade	81 days