

Unit 1201 - Blue Diamond

1201 - 4779 Collins Av, Miami Beach, FL, Miami-Dade 33140

Unit Information

MLS Number:	A11546530
Status:	Active
Size:	1,980 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking,Valet Parking
View:	
List Price:	\$2,650,000
List PPSF:	\$1,338
Valuated Price:	\$2,578,000
Valuated PPSF:	\$1,302

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:	315
Number of active listings for rent:	7
Number of active listings for sale:	8
Building inventory for sale:	2%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

Building Association Information

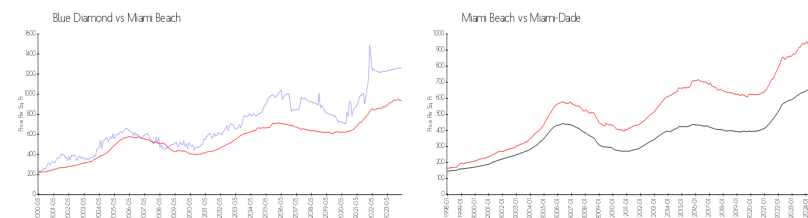
Blue Diamond condominium Association, inc
(305) 672-9910 & 305-672-4779

<http://bluegreendiamondcondos.com/blue>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH4301	1,940 sq ft	Apr 2024	\$3,500,000	\$1,804
3305	1,380 sq ft	Feb 2024	\$1,460,000	\$1,058
907	1,380 sq ft	Oct 2023	\$1,260,000	\$913
1506	1,100 sq ft	Aug 2023	\$1,000,000	\$909
PH4201	1,940 sq ft	Aug 2023	\$3,250,000	\$1,675

Market Information



Blue Diamond:	\$1265/sq. ft.	Miami Beach:	\$937/sq. ft.
Miami Beach:	\$937/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Blue Diamond	3%
Miami Beach	4%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

Blue Diamond	74 days
Miami Beach	97 days
Miami-Dade	81 days