

Unit 1603 - Florida Tower

1603 - 6422 Collins Avw, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number: A11552831
 Status: Active
 Size: 1,320 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$664,000
 List PPSF: \$503
 Valuated Price: \$642,000
 Valuated PPSF: \$486

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: 64
 Number of active listings for rent: 0
 Number of active listings for sale: 3
 Building inventory for sale: 4%
 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: 1

Building Association Information

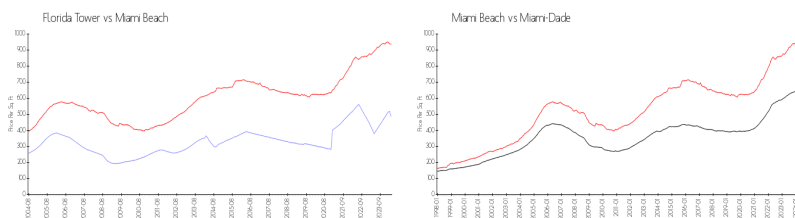
Florida Tower Condominium •
 6422 Collins Avenue • Miami Beach, Florida • 33141
 Tel. 305-864-0689 •
 Fax 305-864-8806

<http://www.floridatower.net/about.html>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1202	1,320 sq ft	Mar 2024	\$660,000	\$500
903	1,320 sq ft	Nov 2023	\$649,000	\$492
PH-1	2,260 sq ft	May 2023	\$1,150,000	\$509

Market Information



Florida Tower: \$485/sq. ft.
 Miami Beach: \$937/sq. ft.
 Miami-Dade: \$694/sq. ft.

Inventory for Sale

Florida Tower 5%
 Miami Beach 4%
 Miami-Dade 3%



Avg. Time to Close Over Last 12 Months

Florida Tower	62 days
Miami Beach	97 days
Miami-Dade	81 days