

# Unit 2506 - Blue Diamond

2506 - 4779 Collins Av, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number: A11554013  
 Status: Active  
 Size: 1,100 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$1,179,000  
 List PPSF: \$1,072  
 Valuated Price: \$1,164,000  
 Valuated PPSF: \$1,058

*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: 6  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

## Building Association Information

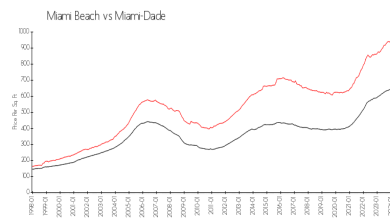
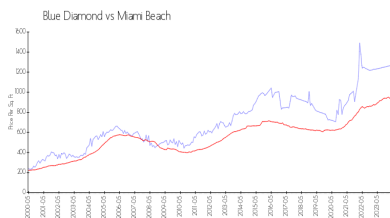
Blue Diamond condominium Association, inc  
 (305) 672-9910 & 305-672-4779

<http://bluegreendiamondcondos.com/blue>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3803	2,010 sq ft	May 2024	\$2,855,000	\$1,420
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: \$695/sq. ft.

## Inventory for Sale

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



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

Blue Diamond	69 days
Miami Beach	97 days
Miami-Dade	81 days