

# Unit 2203 - Blue Diamond

2203 - 4779 Collins Av, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number:	A11567783
Status:	Pending
Size:	3,540 Sq ft.
Bedrooms:	4
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	Direct Ocean
Rental Price:	\$17,000
List PPSF:	\$5
Valuated Price:	\$2,478,000
Valuated PPSF:	\$1,233

*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

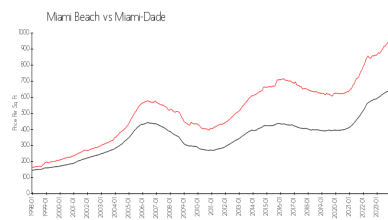
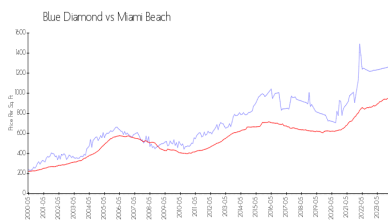
Number of units:	315
Number of active listings for rent:	7
Number of active listings for sale:	8
Building inventory for sale:	2%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

## Building Association Information

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

<http://bluegreendiamondcondos.com/blue>

## 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

