

# Unit 412 - Port Royale

412 - 6969 Collins Ave, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number:	A11574762
Status:	Active
Size:	676 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Covered Parking
View:	
List Price:	\$315,000
List PPSF:	\$466
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

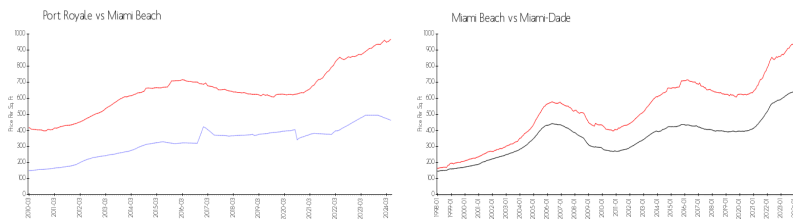
## Building Association Information

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

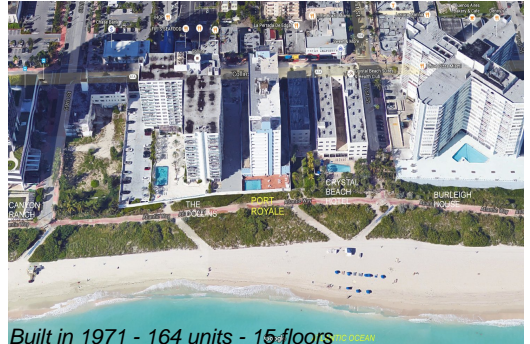


Port Royale:	\$463/sq. ft.	Miami Beach:	\$968/sq. ft.
Miami Beach:	\$968/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Port Royale  
Miami Beach  
Miami-Dade

54 days  
97 days  
81 days