

# Unit 524 - Casablanca

524 - 6345 Collins Ave, Miami Beach, FL, Miami-Dade 32141

## Unit Information

|                 |               |
|-----------------|---------------|
| MLS Number:     | A11300637     |
| Status:         | Active        |
| Size:           | 330 Sq ft.    |
| Bedrooms:       |               |
| Full Bathrooms: |               |
| Half Bathrooms: |               |
| Parking Spaces: | Valet Parking |
| View:           |               |
| List Price:     | \$200,000     |
| List PPSF:      | \$606         |
| Valuated Price: | \$198,000     |
| Valuated PPSF:  | \$600         |

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:                         | 285 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 21  |
| Building inventory for sale:             | 7%  |
| Number of sales over the last 12 months: | 6   |
| Number of sales over the last 6 months:  | 5   |
| Number of sales over the last 3 months:  | 5   |

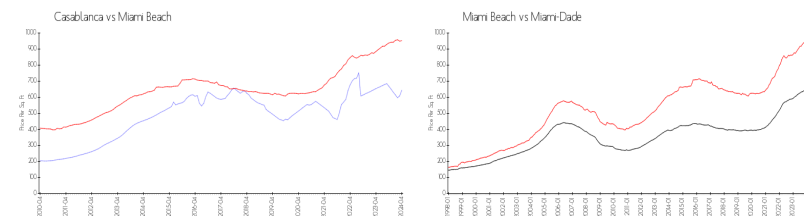
## Building Association Information

THE CASABLANCA ON THE OCEAN  
6345 Collins Ave,  
Miami Beach, FL 33141,  
+1 305-868-0010

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| TH4    | 1,430 sq ft | Apr 2024     | \$750,000  | \$524 |
| 920    | 350 sq ft   | Mar 2024     | \$177,929  | \$508 |
| 718    | 350 sq ft   | Mar 2024     | \$173,401  | \$495 |
| 730    | 330 sq ft   | Mar 2024     | \$190,000  | \$576 |
| 720    | 350 sq ft   | Feb 2024     | \$187,000  | \$534 |

## Market Information



|              |               |              |               |
|--------------|---------------|--------------|---------------|
| Casablanca:  | \$645/sq. ft. | Miami Beach: | \$952/sq. ft. |
| Miami Beach: | \$952/sq. ft. | Miami-Dade:  | \$698/sq. ft. |

## Inventory for Sale

|             |    |
|-------------|----|
| Casablanca  | 7% |
| Miami Beach | 4% |
| Miami-Dade  | 3% |



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

|             |         |
|-------------|---------|
| Casablanca  | 97 days |
| Miami Beach | 98 days |
| Miami-Dade  | 81 days |