

# Unit 312 - Carriage House

312 - 5401 Collins Av, Miami Beach, FL, Miami-Dade 33140

## Unit Information

|                 |                        |
|-----------------|------------------------|
| MLS Number:     | A11374625              |
| Status:         | Active                 |
| Size:           | 980 Sq ft.             |
| Bedrooms:       | 2                      |
| Full Bathrooms: | 1                      |
| Half Bathrooms: | 1                      |
| Parking Spaces: | 1 Space, Valet Parking |
| View:           |                        |
| List Price:     | \$449,000              |
| List PPSF:      | \$458                  |
| Valuated Price: | \$480,000              |
| Valuated PPSF:  | \$490                  |

*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:                         | 385 |
| Number of active listings for rent:      | 10  |
| Number of active listings for sale:      | 22  |
| Building inventory for sale:             | 5%  |
| Number of sales over the last 12 months: | 14  |
| Number of sales over the last 6 months:  | 8   |
| Number of sales over the last 3 months:  | 3   |

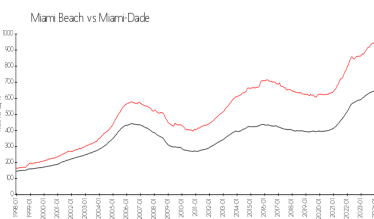
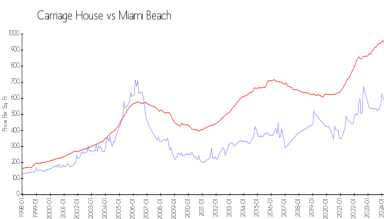
## Building Association Information

Carriage House Condominiums  
(305) 861-5401

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 1215   | 570 sq ft   | Mar 2024     | \$380,000  | \$667 |
| 139    | 860 sq ft   | Mar 2024     | \$475,000  | \$552 |
| 148    | 1,230 sq ft | Feb 2024     | \$580,000  | \$472 |
| 320    | 1,050 sq ft | Jan 2024     | \$600,000  | \$571 |
| 431    | 980 sq ft   | Dec 2023     | \$425,000  | \$434 |

## Market Information



|                 |               |              |               |
|-----------------|---------------|--------------|---------------|
| Carriage House: | \$564/sq. ft. | Miami Beach: | \$952/sq. ft. |
| Miami Beach:    | \$952/sq. ft. | Miami-Dade:  | \$698/sq. ft. |

## Inventory for Sale

|                |    |
|----------------|----|
| Carriage House | 6% |
| Miami Beach    | 4% |
| Miami-Dade     | 3% |

## Avg. Time to Close Over Last 12 Months



Carriage House  
Miami Beach  
Miami-Dade

119 days  
98 days  
81 days