

# Unit 626 - Casablanca

626 - 6345 Collins Ave, Miami Beach, FL, Miami-Dade 32141

## Unit Information

MLS Number: A11463410  
 Status: Active  
 Size: 325 Sq ft.  
 Bedrooms:  
 Full Bathrooms:  
 Half Bathrooms:  
 Parking Spaces: Valet Parking  
 View:  
 List Price: \$299,500  
 List PPSF: \$922  
 Valuated Price: \$197,000  
 Valuated PPSF: \$606

*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

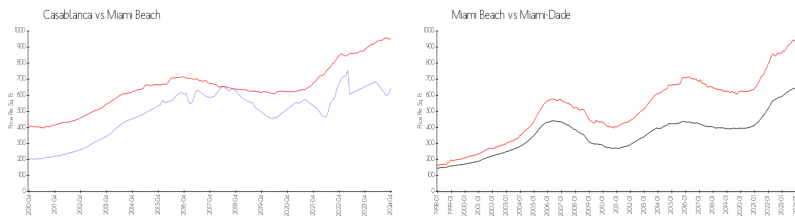
## Building Association Information

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-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