

# 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:	20
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

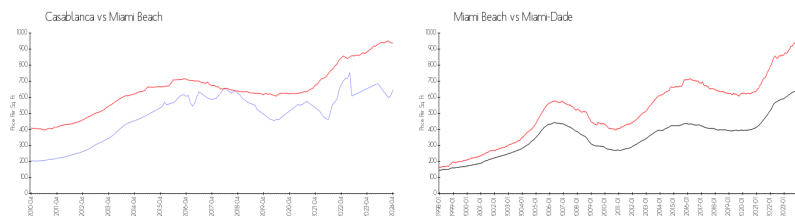
## Building Association Information

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:	\$937/sq. ft.
Miami Beach:	\$937/sq. ft.	Miami-Dade:	\$694/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	97 days
Miami-Dade	81 days