

# Unit 801 - Georgian

801 - 1621 Collins Av, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number:	A11484455
Status:	Active
Size:	1,088 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking,Covered Parking,Deeded Parking
View:	
List Price:	\$849,000
List PPSF:	\$780
Valuated Price:	\$766,000
Valuated PPSF:	\$704

*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:	149
Number of active listings for rent:	3
Number of active listings for sale:	7
Building inventory for sale:	4%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

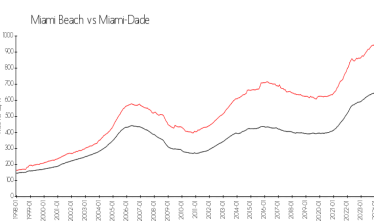
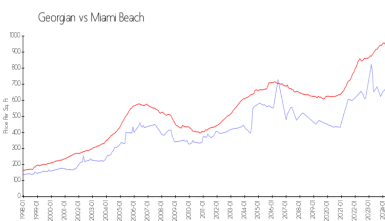
## Building Association Information

Georgian Condominium Association  
(305) 672-6839

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH1014	1,108 sq ft	Apr 2024	\$1,025,000	\$925
618	1,108 sq ft	Jan 2024	\$880,000	\$794
708	806 sq ft	Nov 2023	\$445,000	\$552
710	1,088 sq ft	Aug 2023	\$658,000	\$605

## Market Information



Georgian:	\$676/sq. ft.	Miami Beach:	\$952/sq. ft.
Miami Beach:	\$952/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Georgian	5%
Miami Beach	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Georgian  
Miami Beach  
Miami-Dade

72 days  
98 days  
81 days