

# Unit 515 - Georgian

515 - 1621 Collins Av, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number:	A11525225
Status:	Active Under Contract
Size:	1,034 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$949,000
List PPSF:	\$918
Valuated Price:	\$774,000
Valuated PPSF:	\$749

*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

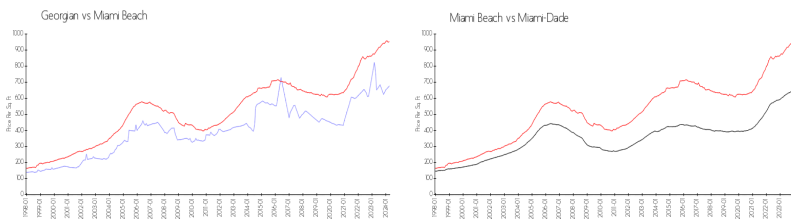
## Building Association Information

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	72 days
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Miami Beach  
Miami-Dade

98 days  
81 days