

# Unit 725 - Carriage Club North

725 - 5005 Collins Ave, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number: A11550977  
 Status: Active  
 Size: 964 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$495,000  
 List PPSF: \$513  
 Valuated Price: \$369,000  
 Valuated PPSF: \$383

*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: 308  
 Number of active listings for rent: 0  
 Number of active listings for sale: 17  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

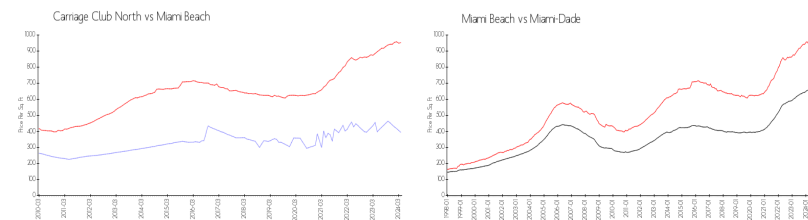
## Building Association Information

The Carriage Club North  
 Condominium Association Inc  
 5005 Collins Avenue Office C5  
 Miami Beach, FL 33140  
 Phone: (305) 866-6526

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
318	938 sq ft	Nov 2023	\$455,000	\$485
825	964 sq ft	Oct 2023	\$440,000	\$456
607	1,121 sq ft	May 2023	\$410,000	\$366

## Market Information

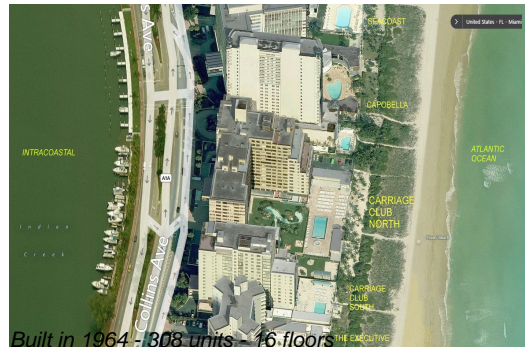


Carriage Club North: \$394/sq. ft.  
 Miami Beach: \$952/sq. ft.

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

## Inventory for Sale

Carriage Club North: 6%  
 Miami Beach: 4%  
 Miami-Dade: 3%



## **Avg. Time to Close Over Last 12 Months**

Carriage Club North	127 days
Miami Beach	98 days
Miami-Dade	81 days