

# Unit 712 - Carriage House

712 - 5401 Collins Av, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number:	A11551560
Status:	Active
Size:	980 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Covered Parking,Guest Parking
View:	
List Price:	\$575,000
List PPSF:	\$587
Valuated Price:	\$499,000
Valuated PPSF:	\$509

*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:	385
Number of active listings for rent:	10
Number of active listings for sale:	22
Building inventory for sale:	5%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	3

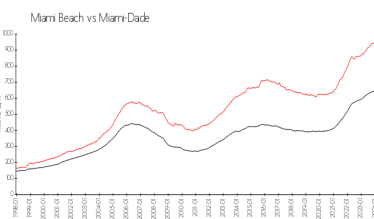
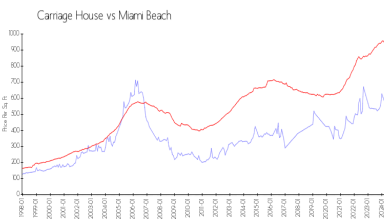
## Building Association Information

Carriage House Condominiums  
(305) 861-5401

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1215	570 sq ft	Mar 2024	\$380,000	\$667
139	860 sq ft	Mar 2024	\$475,000	\$552
148	1,230 sq ft	Feb 2024	\$580,000	\$472
320	1,050 sq ft	Jan 2024	\$600,000	\$571
431	980 sq ft	Dec 2023	\$425,000	\$434

## Market Information



Carriage House:	\$564/sq. ft.	Miami Beach:	\$952/sq. ft.
Miami Beach:	\$952/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Carriage House	6%
Miami Beach	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Carriage House  
Miami Beach  
Miami-Dade

119 days  
98 days  
81 days