

# Unit 305 - Casa Real

305 - 1480 W 46 St, Hialeah, FL, Miami-Dade 33012

## Unit Information

MLS Number:	A11551715
Status:	Active
Size:	1,140 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking
View:	
List Price:	\$310,000
List PPSF:	\$272
Valuated Price:	\$305,000
Valuated PPSF:	\$268

*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:	76
Number of active listings for rent:	0
Number of active listings for sale:	1
Building inventory for sale:	1%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

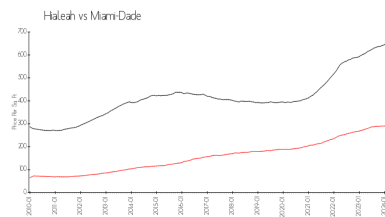
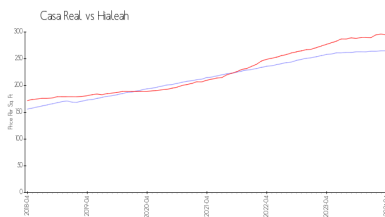
## Building Association Information

Casa Real Condominium Association, Inc  
1275 West 47th Place # 310  
Hialeah, FL 33012  
(305) 826-6480

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
217	1,000 sq ft	Apr 2024	\$260,000	\$260
322	1,000 sq ft	Mar 2024	\$260,000	\$260
313	1,000 sq ft	Dec 2023	\$258,000	\$258
116	1,000 sq ft	Jun 2023	\$258,000	\$258

## Market Information

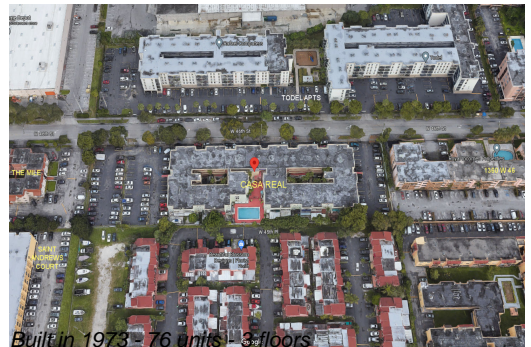


Casa Real:	\$265/sq. ft.	Hialeah:	\$295/sq. ft.
Hialeah:	\$295/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Casa Real	1%
Hialeah	1%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Casa Real  
Hialeah  
Miami-Dade

28 days  
28 days  
81 days