

# 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

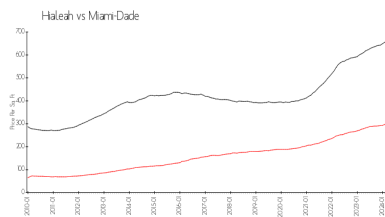
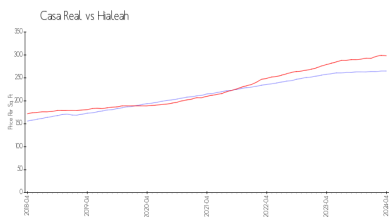
## Building Association Information

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

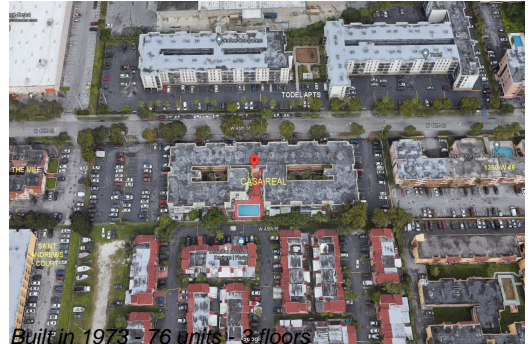


Casa Real: \$265/sq. ft.  
 Hialeah: \$298/sq. ft.  
 Hialeah: \$298/sq. ft.  
 Miami-Dade: \$698/sq. ft.

## 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