

Unit 642 - Casablanca

642 - 6345 Collins Ave, Miami Beach, FL, Miami-Dade 32141

Unit Information

MLS Number: A11593629
 Status: Pending
 Size: 360 Sq ft.
 Bedrooms:
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: None
 View:
 List Price: \$199,900
 List PPSF: \$555
 Valuated Price: \$236,000
 Valuated PPSF: \$656

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: 285
 Number of active listings for rent: 0
 Number of active listings for sale: 20
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 4

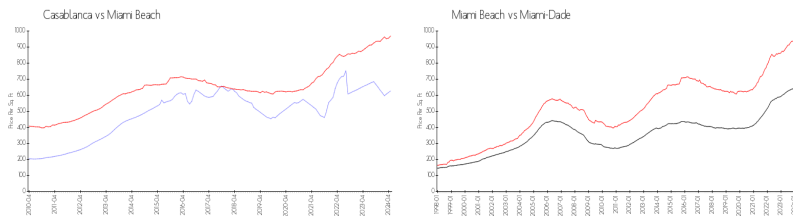
Building Association Information

THE CASABLANCA ON THE OCEAN
 6345 Collins Ave,
 Miami Beach, FL 33141,
 +1 305-868-0010

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
612	400 sq ft	Jun 2024	\$215,000	\$538
TH4	1,430 sq ft	Apr 2024	\$750,000	\$524
920	350 sq ft	Mar 2024	\$177,929	\$508
718	350 sq ft	Mar 2024	\$173,401	\$495
730	330 sq ft	Mar 2024	\$190,000	\$576

Market Information



Casablanca: \$628/sq. ft.
 Miami Beach: \$970/sq. ft.
 Miami-Dade: \$705/sq. ft.

Inventory for Sale

Casablanca 7%
 Miami Beach 4%
 Miami-Dade 3%



Avg. Time to Close Over Last 12 Months

Casablanca	97 days
Miami Beach	97 days
Miami-Dade	82 days