

Unit 302 - Georgian

302 - 1621 Collins Av, Miami Beach, FL, Miami-Dade 33139

Unit Information

| | |
|-----------------|--------------|
| MLS Number: | A11593787 |
| Status: | Active |
| Size: | 1,088 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space |
| View: | |
| List Price: | \$730,000 |
| List PPSF: | \$671 |
| Valuated Price: | \$726,000 |
| Valuated PPSF: | \$667 |

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: | 149 |
| Number of active listings for rent: | 3 |
| Number of active listings for sale: | 6 |
| Building inventory for sale: | 4% |
| Number of sales over the last 12 months: | 6 |
| Number of sales over the last 6 months: | 4 |
| Number of sales over the last 3 months: | 2 |

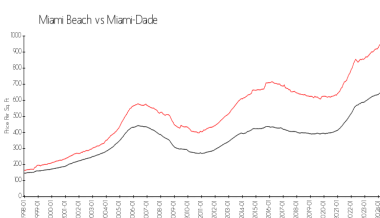
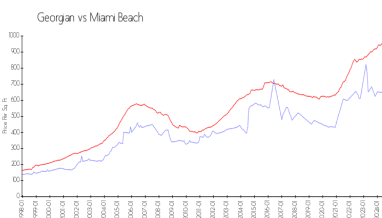
Building Association Information

Georgian Condominium Association
(305) 672-6839

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|---------|
| 915 | 1,034 sq ft | Aug 2024 | \$1,140,000 | \$1,103 |
| 612-A | 1,088 sq ft | Jun 2024 | \$545,000 | \$501 |
| 515 | 1,034 sq ft | May 2024 | \$949,000 | \$918 |
| PH1014 | 1,108 sq ft | Apr 2024 | \$1,025,000 | \$925 |
| 618 | 1,108 sq ft | Jan 2024 | \$880,000 | \$794 |

Market Information



| | | | |
|--------------|---------------|--------------|---------------|
| Georgian: | \$645/sq. ft. | Miami Beach: | \$952/sq. ft. |
| Miami Beach: | \$952/sq. ft. | Miami-Dade: | \$696/sq. ft. |

Inventory for Sale

| | |
|-------------|----|
| Georgian | 4% |
| Miami Beach | 4% |
| Miami-Dade | 4% |

Avg. Time to Close Over Last 12 Months



Georgian
Miami Beach
Miami-Dade

105 days
100 days
84 days