

# Unit 407 - Casablanca

407 - 6345 Collins Ave, Miami Beach, FL, Miami-Dade 32141

## Unit Information

MLS Number: A11619947  
 Status: Active  
 Size: 330 Sq ft.  
 Bedrooms:  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: Other Parking  
 View:  
 List Price: \$250,000  
 List PPSF: \$758  
 Valuated Price: \$231,000  
 Valuated PPSF: \$700

*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: 18  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 4

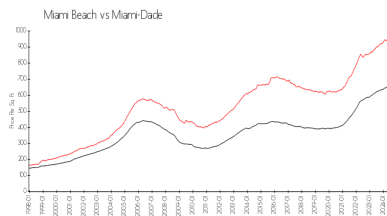
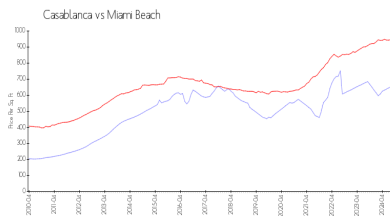
## Building Association Information

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
623	325 sq ft	Aug 2024	\$199,000	\$612
915	345 sq ft	Aug 2024	\$210,000	\$609
524	330 sq ft	Aug 2024	\$195,000	\$591
612	400 sq ft	Jun 2024	\$215,000	\$538
TH4	1,430 sq ft	Apr 2024	\$750,000	\$524

## Market Information



Casablanca: \$652/sq. ft.  
 Miami Beach: \$946/sq. ft.

Miami Beach: \$946/sq. ft.  
 Miami-Dade: \$697/sq. ft.

## Inventory for Sale

Casablanca 6%  
 Miami Beach 4%  
 Miami-Dade 4%



## **Avg. Time to Close Over Last 12 Months**

Casablanca	152 days
Miami Beach	101 days
Miami-Dade	84 days