

# Unit 635 - Casablanca

635 - 6345 Collins Ave, Miami Beach, FL, Miami-Dade 32141

## Unit Information

MLS Number: A11629421  
 Status: Active  
 Size: 345 Sq ft.  
 Bedrooms:  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: Valet Parking  
 View:  
 List Price: \$250,000  
 List PPSF: \$725  
 Valuated Price: \$261,000  
 Valuated PPSF: \$757

*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: 19  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 17  
 Number of sales over the last 6 months: 11  
 Number of sales over the last 3 months: 4

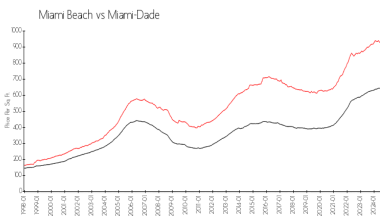
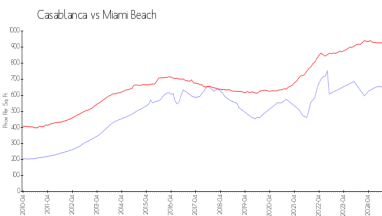
## Building Association Information

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
401	330 sq ft	Dec 2024	\$225,000	\$682
619	350 sq ft	Dec 2024	\$225,000	\$643
TH-9	1,150 sq ft	Dec 2024	\$550,000	\$478
528	330 sq ft	Nov 2024	\$199,000	\$603
420	350 sq ft	Sep 2024	\$199,000	\$569

## Market Information



Casablanca: \$630/sq. ft.      Miami Beach: \$939/sq. ft.  
 Miami Beach: \$939/sq. ft.      Miami-Dade: \$688/sq. ft.

## Inventory for Sale

Casablanca: 7%  
 Miami Beach: 5%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

Casablanca: 126 days  
 Miami Beach: 103 days



Miami-Dade

90 days