

Unit 825 - Casablanca

825 - 6345 Collins Ave, Miami Beach, FL, Miami-Dade 32141

Unit Information

MLS Number: A11655626
Status: Pending
Size: 320 Sq ft.
Bedrooms:
Full Bathrooms:
Half Bathrooms:
Parking Spaces: Valet Parking
View:
List Price: \$235,000
List PPSF: \$734
Valuated Price: \$199,000
Valuated PPSF: \$622

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: 17
Number of sales over the last 6 months: 11
Number of sales over the last 3 months: 5

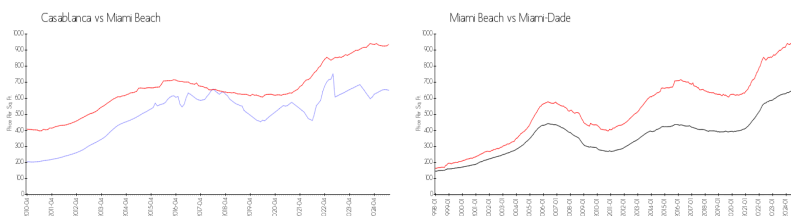
Building Association Information

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:	\$649/sq. ft.	Miami Beach:	\$936/sq. ft.
Miami Beach:	\$936/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Casablanca 7%
Miami Beach 5%
Miami-Dade 4%

Avg. Time to Close Over Last 12 Months

Casablanca 126 days
Miami Beach 103 days



