

# Unit 215 - Georgian

215 - 1621 Collins Av, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11660501  
 Status: Active  
 Size: 1,034 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Covered Parking,Deeded Parking  
 View:  
 List Price: \$699,000  
 List PPSF: \$676  
 Valuated Price: \$670,000  
 Valuated PPSF: \$648

*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: 9  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

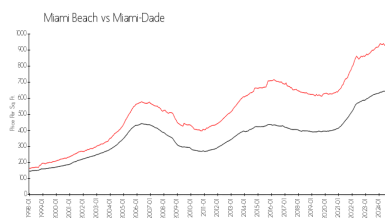
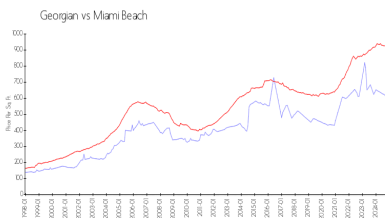
## Building Association Information

Georgian Condominium Association  
 (305) 672-6839

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
912	1,088 sq ft	Jan 2025	\$870,000	\$800
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

## Market Information



Georgian: \$603/sq. ft.      Miami Beach: \$939/sq. ft.  
 Miami Beach: \$939/sq. ft.      Miami-Dade: \$688/sq. ft.

## Inventory for Sale

Georgian: 6%  
 Miami Beach: 5%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

Georgian: 120 days  
 Miami Beach: 103 days  
 Miami-Dade: 90 days

