

# Unit 326 - Carriage House

326 - 5401 Collins Av, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number: A11661148  
 Status: Active  
 Size: 770 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$440,000  
 List PPSF: \$571  
 Valuated Price: \$308,000  
 Valuated PPSF: \$400

*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: 385  
 Number of active listings for rent: 10  
 Number of active listings for sale: 33  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 2

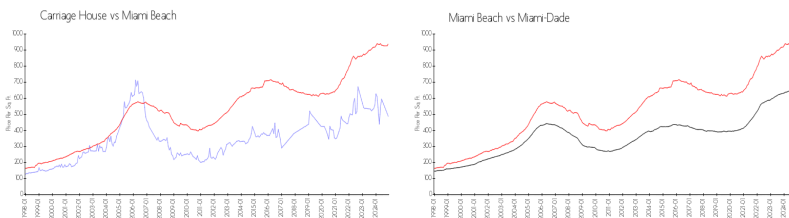
## Building Association Information

Carriage House Condominiums  
 (305) 861-5401

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
312	980 sq ft	Jan 2025	\$412,000	\$420
1114	980 sq ft	Dec 2024	\$430,000	\$439
919	1,660 sq ft	Jun 2024	\$910,000	\$548
510	550 sq ft	Jun 2024	\$320,000	\$582
112	980 sq ft	May 2024	\$452,000	\$461

## Market Information



Carriage House:	\$485/sq. ft.	Miami Beach:	\$939/sq. ft.
Miami Beach:	\$939/sq. ft.	Miami-Dade:	\$688/sq. ft.

## Inventory for Sale

Carriage House	9%
Miami Beach	5%
Miami-Dade	5%

## Avg. Time to Close Over Last 12 Months

Carriage House	194 days
Miami Beach	104 days
Miami-Dade	90 days

