

# Unit 402 - Carriage House

402 - 5401 Collins Av, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number:	A11702811
Status:	Active Under Contract
Size:	1,430 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Parking-Under Building,Valet Parking
View:	
List Price:	\$799,999
List PPSF:	\$559
Valuated Price:	\$946,000
Valuated PPSF:	\$662

*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:	34
Building inventory for sale:	8%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

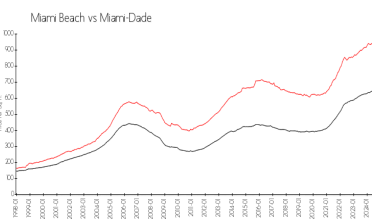
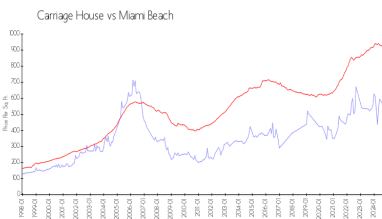
## Building Association Information

Carriage House Condominiums  
(305) 861-5401

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
1012	980 sq ft	Apr 2024	\$400,000	\$408
1215	570 sq ft	Mar 2024	\$380,000	\$667
139	860 sq ft	Mar 2024	\$475,000	\$552

## Market Information



Carriage House:	\$539/sq. ft.	Miami Beach:	\$936/sq. ft.
Miami Beach:	\$936/sq. ft.	Miami-Dade:	\$693/sq. ft.

## Inventory for Sale

Carriage House	9%
Miami Beach	5%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Carriage House	205 days
Miami Beach	104 days



Miami-Dade

88 days