

# Unit 812 - Georgian

812 - 1621 Collins Av, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number:	A11731147
Status:	Active
Size:	1,088 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$825,000
List PPSF:	\$758
Valuated Price:	\$510,000
Valuated PPSF:	\$469

*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:	12
Building inventory for sale:	8%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

## Building Association Information

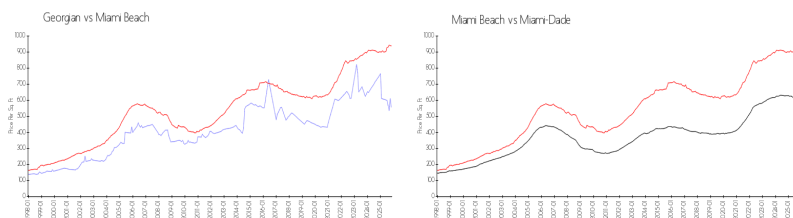
Georgian Condominium Association  
(305) 672-6839

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
509	1,088 sq ft	Oct 2025	\$638,500	\$587
708	806 sq ft	Sep 2025	\$383,000	\$475
801	1,088 sq ft	Jul 2025	\$625,000	\$574
520	1,180 sq ft	Jul 2025	\$1,065,000	\$903
314	806 sq ft	Feb 2025	\$405,000	\$502

## Market Information



Georgian:	\$555/sq. ft.	Miami Beach:	\$939/sq. ft.
Miami Beach:	\$939/sq. ft.	Miami-Dade:	\$668/sq. ft.

## Inventory for Sale

Georgian	8%
Miami Beach	4%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months



Built in 1980 - 146 units, 10 floors

Georgian  
Miami Beach  
Miami-Dade

76 days  
94 days  
77 days