

# Unit 6195 W 18th Ave # G101 - Los Suenos (S G D M & F)

6195 W 18th Ave # G101 - 1725 W 60 St, Hialeah, FL, Miami-Dade 33012

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | A11927072                              |
| Status:         | Active                                 |
| Size:           | 938 Sq ft.                             |
| Bedrooms:       | 2                                      |
| Full Bathrooms: | 2                                      |
| Half Bathrooms: | 0                                      |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View:           |  |
| List Price:     | \$315,000                              |
| List PPSF:      | \$336                                  |
| Valuated Price: | \$245,000                              |
| Valuated PPSF:  | \$261                                  |

*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:                         | 396 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 2   |
| Building inventory for sale:             | 0%  |
| Number of sales over the last 12 months: | 7   |
| Number of sales over the last 6 months:  | 2   |
| Number of sales over the last 3 months:  | 1   |

## Building Association Information

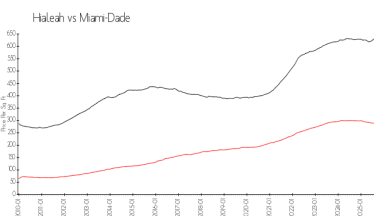
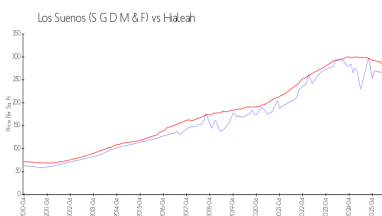
Los Suenos A Condominium  
1745 W 60th St  
Hialeah, FL 33012  
(786) 431-5441

<https://>

## Recent Sales

| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
| S221   | 665 sq ft | May 2025     | \$208,000  | \$313 |
| S-312  | 932 sq ft | May 2025     | \$214,000  | \$230 |
| G312   | 932 sq ft | Apr 2025     | \$238,000  | \$255 |
| S105   | 938 sq ft | Mar 2025     | \$277,000  | \$295 |

## Market Information



Los Suenos (S G D M & F): \$264/sq. ft.  
Hialeah: \$283/sq. ft.

Hialeah: \$283/sq. ft.  
Miami-Dade: \$668/sq. ft.

## Inventory for Sale

|                          |    |
|--------------------------|----|
| Los Suenos (S G D M & F) | 1% |
| Hialeah                  | 1% |
| Miami-Dade               | 4% |



### **Avg. Time to Close Over Last 12 Months**

|                          |         |
|--------------------------|---------|
| Los Suenos (S G D M & F) | 37 days |
| Hialeah                  | 52 days |
| Miami-Dade               | 77 days |