

Unit 915 - Georgian

915 - 1621 Collins Av, Miami Beach, FL, Miami-Dade 33139

Unit Information

| | |
|-----------------|--------------|
| MLS Number: | A11428948 |
| Status: | Active |
| Size: | 1,034 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space |
| View: | |
| List Price: | \$1,209,000 |
| List PPSF: | \$1,169 |
| Valuated Price: | \$805,000 |
| Valuated PPSF: | \$779 |

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

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|--|-----|
| Number of units: | 149 |
| Number of active listings for rent: | 3 |
| Number of active listings for sale: | 6 |
| Building inventory for sale: | 4% |
| Number of sales over the last 12 months: | 4 |
| Number of sales over the last 6 months: | 2 |
| Number of sales over the last 3 months: | 1 |

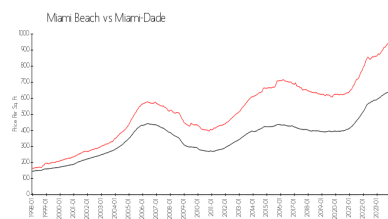
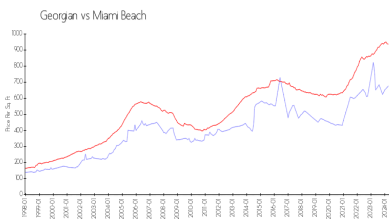
Building Association Information

Georgian Condominium Association
(305) 672-6839

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| PH1014 | 1,108 sq ft | Apr 2024 | \$1,025,000 | \$925 |
| 618 | 1,108 sq ft | Jan 2024 | \$880,000 | \$794 |
| 708 | 806 sq ft | Nov 2023 | \$445,000 | \$552 |
| 710 | 1,088 sq ft | Aug 2023 | \$658,000 | \$605 |

Market Information



| | | | |
|--------------|---------------|--------------|---------------|
| Georgian: | \$676/sq. ft. | Miami Beach: | \$937/sq. ft. |
| Miami Beach: | \$937/sq. ft. | Miami-Dade: | \$695/sq. ft. |

Inventory for Sale

| | |
|-------------|----|
| Georgian | 4% |
| Miami Beach | 4% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|----------|---------|
| Georgian | 72 days |
|----------|---------|



Miami Beach
Miami-Dade

97 days
81 days