

# Unit 622 - Carriage House

622 - 5401 Collins Av, Miami Beach, FL, Miami-Dade 33140

## Unit Information

MLS Number: A11582827  
 Status: Active  
 Size: 570 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$399,000  
 List PPSF: \$700  
 Valuated Price: \$290,000  
 Valuated PPSF: \$509

*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: 25  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 16  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 4

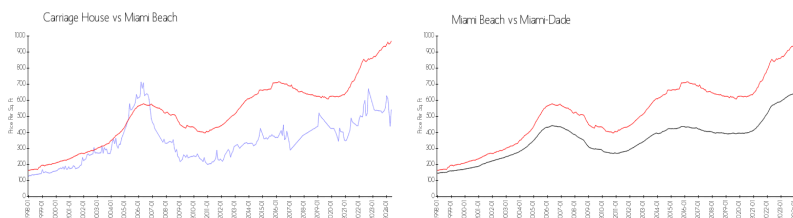
## Building Association Information

Carriage House Condominiums  
 (305) 861-5401

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
148	1,230 sq ft	Feb 2024	\$580,000	\$472

## Market Information



Carriage House: \$542/sq. ft.      Miami Beach: \$968/sq. ft.  
 Miami Beach: \$968/sq. ft.      Miami-Dade: \$703/sq. ft.

## Inventory for Sale

Carriage House: 6%  
 Miami Beach: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months



Carriage House  
Miami Beach  
Miami-Dade

129 days  
97 days  
81 days