

# Unit 402 - Peloro

402 - 6620 Indian Creek Dr, Miami Beach, FL, Miami-Dade 33141

## Unit Information

|                 |                         |
|-----------------|-------------------------|
| MLS Number:     | A11391325               |
| Status:         | Active                  |
| Size:           | 596 Sq ft.              |
| Bedrooms:       | 1                       |
| Full Bathrooms: | 1                       |
| Half Bathrooms: | 1                       |
| Parking Spaces: | 1 Space,Covered Parking |
| View:           |                         |
| List Price:     | \$479,000               |
| List PPSF:      | \$804                   |
| Valuated Price: | \$404,000               |
| Valuated PPSF:  | \$678                   |

*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:                         | 114 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 8   |
| Building inventory for sale:             | 7%  |
| 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:  | 3   |

## Building Association Information

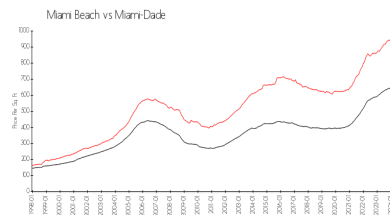
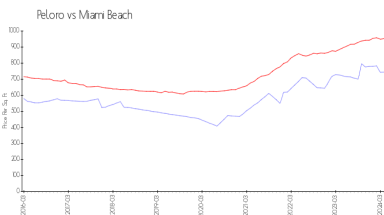
Peloro  
 Address: 1653 Collins Ave,  
 Miami Beach, FL 33139,  
 Phone: +1 786-383-1553

<http://www.sflamgt.com/peloro/>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 209    | 1,143 sq ft | Mar 2024     | \$820,000   | \$717 |
| 111    | 1,540 sq ft | Mar 2024     | \$1,325,000 | \$860 |
| 518    | 747 sq ft   | Feb 2024     | \$490,000   | \$656 |
| 304    | 642 sq ft   | Nov 2023     | \$450,000   | \$701 |
| 101    | 596 sq ft   | Oct 2023     | \$420,000   | \$705 |

## Market Information



|              |               |              |               |
|--------------|---------------|--------------|---------------|
| Peloro:      | \$744/sq. ft. | Miami Beach: | \$952/sq. ft. |
| Miami Beach: | \$952/sq. ft. | Miami-Dade:  | \$698/sq. ft. |

## Inventory for Sale

|             |    |
|-------------|----|
| Peloro      | 7% |
| Miami Beach | 4% |



Miami-Dade

3%

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

|             |          |
|-------------|----------|
| Peloro      | 111 days |
| Miami Beach | 98 days  |
| Miami-Dade  | 81 days  |