

# Unit 408 - Peloro

408 - 6620 Indian Creek Dr, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11439009  
 Status: Active  
 Size: 1,175 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Valet Parking  
 View:  
 List Price: \$1,199,000  
 List PPSF: \$1,020  
 Valuated Price: \$1,014,000  
 Valuated PPSF: \$863

*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

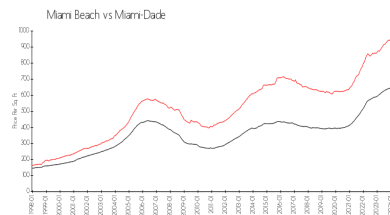
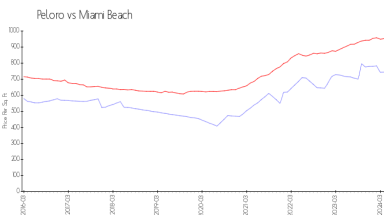
Peloro  
 Address: 1653 Collins Ave,  
 Miami Beach, FL 33139,  
 Phone: +1 786-383-1553

<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