

# Unit 506 - Nautico Bay Club

506 - 6937 Bay Dr, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11528032  
 Status: Active Under Contract  
 Size: 1,030 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Detached  
 View:  
 List Price: \$380,000  
 List PPSF: \$369  
 Valuated Price: \$327,000  
 Valuated PPSF: \$317

*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: 48  
 Number of active listings for rent: 0  
 Number of active listings for sale: 1  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 1  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

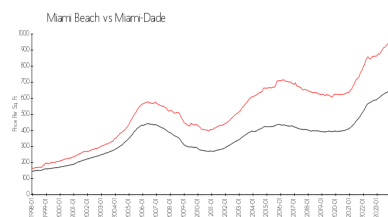
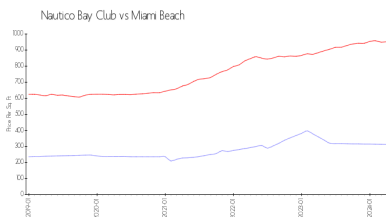
## Building Association Information

Nautico Bay Club Condo Association  
 6937 Bay Drive  
 Miami Beach, FL 33141  
 (305) 866-2764

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
406	1,030 sq ft	Jun 2023	\$330,000	\$320

## Market Information



Nautico Bay Club:	\$312/sq. ft.	Miami Beach:	\$952/sq. ft.
Miami Beach:	\$952/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Nautico Bay Club: 2%  
 Miami Beach: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Nautico Bay Club: 14 days



Miami Beach  
Miami-Dade

98 days  
81 days