

# Unit 402 - Eden House

402 - 6700 Indian Creek Dr, Miami Beach, FL, Miami-Dade 33141

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | A11532443    |
| Status:         | Active       |
| Size:           | 1,230 Sq ft. |
| Bedrooms:       | 3            |
| Full Bathrooms: | 2            |
| Half Bathrooms: | 1            |
| Parking Spaces: | 1 Space      |
| View:           |              |
| List Price:     | \$898,000    |
| List PPSF:      | \$730        |
| Valuated Price: | \$788,000    |
| Valuated PPSF:  | \$641        |

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:                         | 98 |
| Number of active listings for rent:      | 0  |
| Number of active listings for sale:      | 5  |
| Building inventory for sale:             | 5% |
| Number of sales over the last 12 months: | 5  |
| Number of sales over the last 6 months:  | 5  |
| Number of sales over the last 3 months:  | 3  |

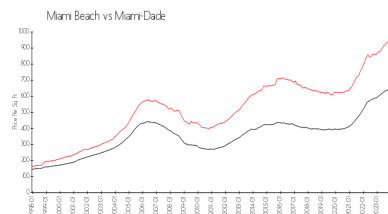
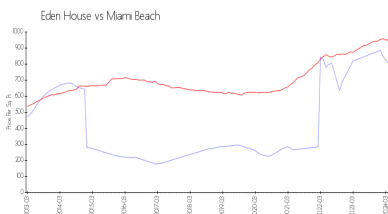
## Building Association Information

Eden House  
 6700 Indian Creek Dr,  
 Miami Beach, FL 33141  
 (786) 216-7147  
 Eden House Condo Association  
 Address 6700 Indian Creek Dr  
 Miami Beach, FL 33141-5780  
 Phone Number 305-864-1004

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF    |
|--------|-------------|--------------|-------------|---------|
| 1106   | 938 sq ft   | Apr 2024     | \$830,000   | \$885   |
| 508    | 1,669 sq ft | Mar 2024     | \$1,200,000 | \$719   |
| 1405   | 942 sq ft   | Feb 2024     | \$834,200   | \$886   |
| PH6    | 938 sq ft   | Jan 2024     | \$905,000   | \$965   |
| 1507   | 1,304 sq ft | Jan 2024     | \$1,380,000 | \$1,058 |

## Market Information



|              |               |              |               |
|--------------|---------------|--------------|---------------|
| Eden House:  | \$805/sq. ft. | Miami Beach: | \$952/sq. ft. |
| Miami Beach: | \$952/sq. ft. | Miami-Dade:  | \$698/sq. ft. |

## Inventory for Sale

Eden House 5%



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

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

|             |         |
|-------------|---------|
| Eden House  | 63 days |
| Miami Beach | 98 days |
| Miami-Dade  | 81 days |