

Unit 1208 - Eden House

1208 - 6700 Indian Creek Dr, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number:	A11538200
Status:	Active
Size:	1,669 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	Assigned Parking,Valet Parking
View:	
List Price:	\$1,490,000
List PPSF:	\$893
Valuated Price:	\$1,404,000
Valuated PPSF:	\$841

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

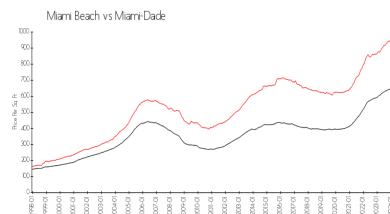
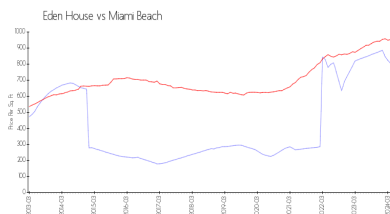
Building Association Information

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