

# Unit 701 - Eden House

701 - 6700 Indian Creek Dr, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number:	A11560598
Status:	Active
Size:	530 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	Assigned Parking, Guest Parking, Valet Parking
View:	
List Price:	\$465,000
List PPSF:	\$877
Valuated Price:	\$442,000
Valuated PPSF:	\$834

*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:	8
Building inventory for sale:	8%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

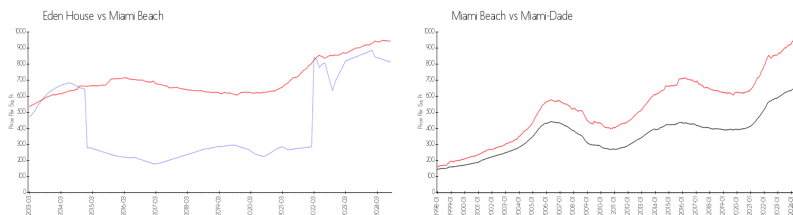
## Building Association Information

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: \$812/sq. ft.  
Miami Beach: \$943/sq. ft.

Miami Beach: \$943/sq. ft.  
Miami-Dade: \$696/sq. ft.

## Inventory for Sale

Eden House	8%
Miami Beach	4%



Miami-Dade	4%
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**Avg. Time to Close Over Last 12 Months**

Eden House	63 days
Miami Beach	100 days
Miami-Dade	85 days