

# Unit 113 - Peloro

113 - 6620 Indian Creek Dr, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11569452  
 Status: Active  
 Size: 1,135 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking, Valet Parking  
 View:  
 List Price: \$820,000  
 List PPSF: \$722  
 Valuated Price: \$775,000  
 Valuated PPSF: \$683

*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: 7  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 1

## Building Association Information

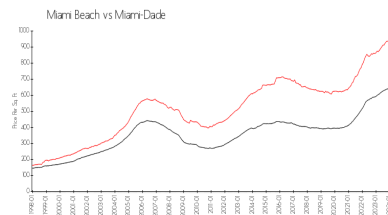
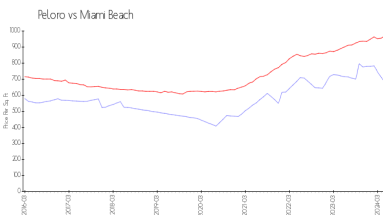
Peloro  
 Address: 1653 Collins Ave,  
 Miami Beach, FL 33139,  
 Phone: +1 786-383-1553

<http://www.sflamgt.com/peloro/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
109	1,155 sq ft	May 2024	\$830,000	\$719
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

## Market Information



Peloro: \$678/sq. ft.  
 Miami Beach: \$970/sq. ft.

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 Miami-Dade: \$705/sq. ft.

## Inventory for Sale

Peloro 6%  
 Miami Beach 4%



Miami-Dade

3%

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

Peloro	97 days
Miami Beach	97 days
Miami-Dade	82 days