

# Unit 247 - Valencia South Miami

247 - 6001 SW 70 St, South Miami, FL, Miami-Dade 33143

## Unit Information

MLS Number:	A11587559
Status:	Active
Size:	1,010 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Assigned Parking,Covered Parking,Guest Parking,Street Parking
View:	
List Price:	\$475,000
List PPSF:	\$470
Valuated Price:	\$469,000
Valuated PPSF:	\$464

*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:	294
Number of active listings for rent:	25
Number of active listings for sale:	4
Building inventory for sale:	1%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

## Building Association Information

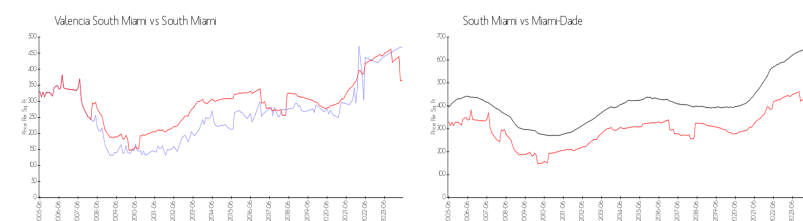
Valencia South Miami Condo Assoc, Inc.  
(305) 662-4807

<http://www.valenciasouthmiamicondo.com/Management-Contacts~248565~18095.htm>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
155	652 sq ft	May 2024	\$349,900	\$537
622	720 sq ft	May 2024	\$325,000	\$451
425	652 sq ft	Aug 2023	\$310,000	\$475
451	1,164 sq ft	Jul 2023	\$480,000	\$412

## Market Information



Valencia South Miami:	\$466/sq. ft.	South Miami:	\$364/sq. ft.
South Miami:	\$364/sq. ft.	Miami-Dade:	\$705/sq. ft.

## Inventory for Sale

Valencia South Miami	1%
South Miami	2%



Miami-Dade	3%
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**Avg. Time to Close Over Last 12 Months**

Valencia South Miami	26 days
South Miami	30 days
Miami-Dade	82 days