

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

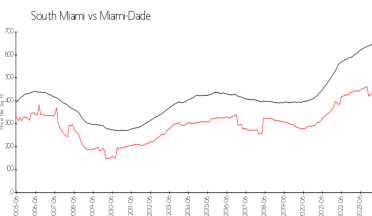
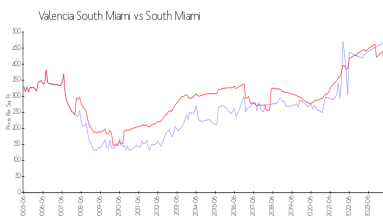
Valencia South Miami Condo Assoc, Inc.
 (305) 662-4807

<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	1%



Miami-Dade

3%

Avg. Time to Close Over Last 12 Months

Valencia South Miami

26 days

South Miami

30 days

Miami-Dade

82 days