

# Unit 203 - Delkus Towers

203 - 6725 Harding Ave, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11595942  
 Status: Active Under Contract  
 Size: 958 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$375,000  
 List PPSF: \$391  
 Valuated Price: \$348,000  
 Valuated PPSF: \$363

*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: 32  
 Number of active listings for rent: 0  
 Number of active listings for sale: 1  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 1  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

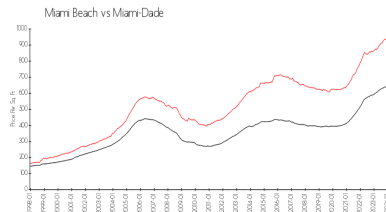
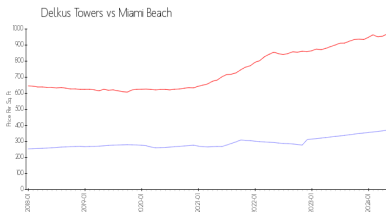
## Building Association Information

Delkus Towers  
 Condominium Association, Inc  
 6725 Harding Avenue  
 Miami Beach, FL 33141  
 (305) 865-5493

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
207	1,000 sq ft	Jan 2024	\$350,000	\$350

## Market Information



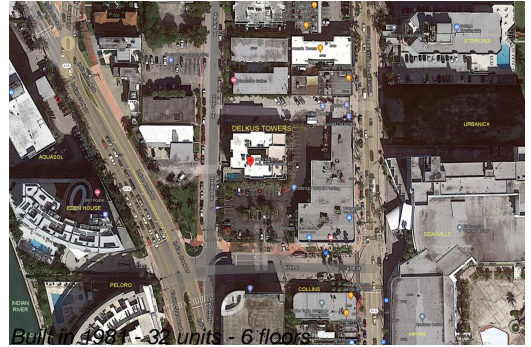
Delkus Towers:	\$370/sq. ft.	Miami Beach:	\$970/sq. ft.
Miami Beach:	\$970/sq. ft.	Miami-Dade:	\$705/sq. ft.

## Inventory for Sale

Delkus Towers: 3%  
 Miami Beach: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Delkus Towers: 42 days



Miami Beach  
Miami-Dade

97 days  
82 days