

Unit 640 - Valencia South Miami

640 - 6001 SW 70 St, South Miami, FL, Miami-Dade 33143

Unit Information

MLS Number:	A11599436
Status:	Expired
Size:	1,010 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Spaces,Assigned Parking,Covered Parking
View:	Garden View,Pool Area View
Rental Price:	\$2,900
List PPSF:	\$3
Valuated Price:	\$407,000
Valuated PPSF:	\$403

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

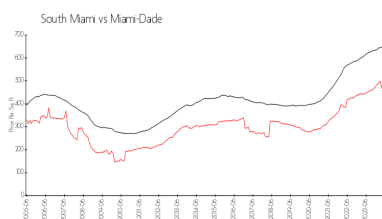
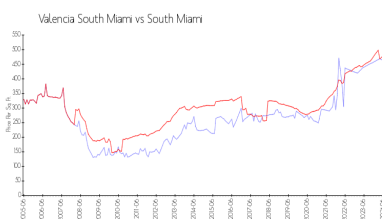
Number of units:	294
Number of active listings for rent:	25
Number of active listings for sale:	10
Building inventory for sale:	3%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

Building Association Information

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

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

Market Information



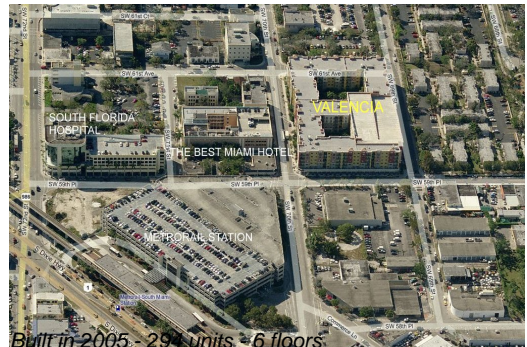
Valencia South Miami:	\$409/sq. ft.	South Miami:	\$482/sq. ft.
South Miami:	\$482/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

Valencia South Miami	3%
South Miami	2%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Valencia South Miami	14 days
South Miami	36 days
Miami-Dade	85 days



Built in 2005 - 294 units - 6 floors.