

# Unit 640 - Valencia South Miami

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

## Unit Information

MLS Number: A11599436  
 Status: Active  
 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: \$3,100  
 List PPSF: \$3  
 Valuated Price: \$464,000  
 Valuated PPSF: \$459

*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

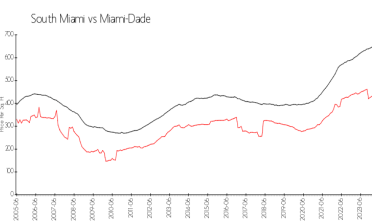
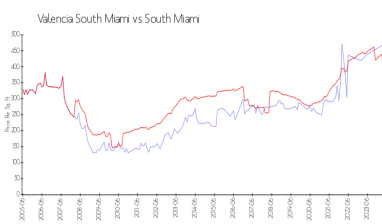
Number of units: 294  
 Number of active listings for rent: 25  
 Number of active listings for sale: 4  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 2

## Building Association Information

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

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

## 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: 29 days  
 Miami-Dade: 81 days

