

Unit 406 - Regatta

406 - 6580 Indian Creek Dr, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number:	A11600024
Status:	Expired
Size:	1,126 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,None
View:	
List Price:	\$818,000
List PPSF:	\$726
Valuated Price:	\$778,000
Valuated PPSF:	\$691

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.

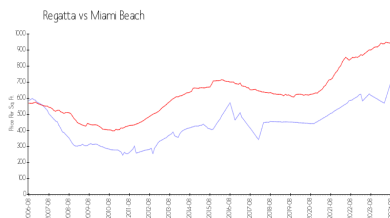
Building Information

Number of units:	52
Number of active listings for rent:	4
Number of active listings for sale:	1
Building inventory for sale:	1%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

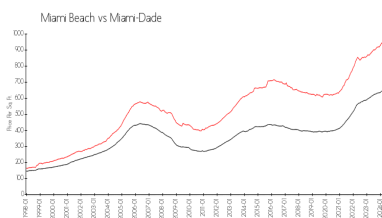
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
608	528 sq ft	Sep 2024	\$315,000	\$597
411	569 sq ft	Sep 2024	\$305,000	\$536
PH607	1,183 sq ft	Apr 2024	\$810,000	\$685
310	1,165 sq ft	Feb 2024	\$550,000	\$472

Market Information



Regatta: \$702/sq. ft.
Miami Beach: \$943/sq. ft.



Miami Beach: \$943/sq. ft.
Miami-Dade: \$696/sq. ft.

Inventory for Sale

Regatta	2%
Miami Beach	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Regatta	156 days
Miami Beach	100 days
Miami-Dade	85 days

