

Unit 406 - Regatta

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

Unit Information

MLS Number: A11600024
 Status: Active
 Size: 1,126 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, None
 View:
 List Price: \$885,000
 List PPSF: \$786
 Valuated Price: \$575,000
 Valuated PPSF: \$511

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.

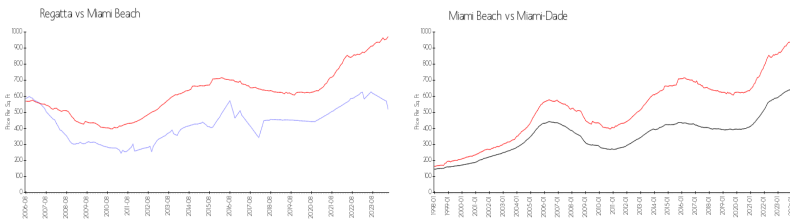
Building Information

Number of units: 52
 Number of active listings for rent: 4
 Number of active listings for sale: 3
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 3
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 1

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH607	1,183 sq ft	Apr 2024	\$810,000	\$685
310	1,165 sq ft	Feb 2024	\$550,000	\$472
603	1,712 sq ft	Jul 2023	\$1,250,000	\$730

Market Information



Regatta:	\$519/sq. ft.	Miami Beach:	\$970/sq. ft.
Miami Beach:	\$970/sq. ft.	Miami-Dade:	\$705/sq. ft.

Inventory for Sale

Regatta: 6%
 Miami Beach: 4%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months

Regatta: 201 days
 Miami Beach: 97 days
 Miami-Dade: 82 days

