

Unit 408 - Harding Tower

408 - 6801 Harding Ave, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number:	A11601576
Status:	Pending
Size:	670 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$269,000
List PPSF:	\$401
Valuated Price:	\$388,000
Valuated PPSF:	\$579

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:	92
Number of active listings for rent:	0
Number of active listings for sale:	1
Building inventory for sale:	1%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

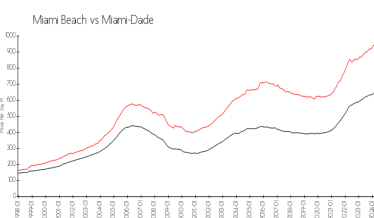
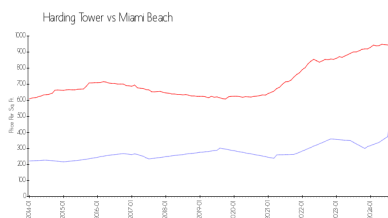
Building Association Information

Harding Towers Condominium
6801 Harding Ave
Miami Beach FL 33141-3828
(305) 867-8567

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
212	670 sq ft	Jul 2024	\$250,000	\$373
412		Apr 2024	\$218,500	
523	810 sq ft	Apr 2024	\$285,000	\$352
301	810 sq ft	Apr 2024	\$287,500	\$355
322	810 sq ft	Dec 2023	\$255,000	\$315

Market Information



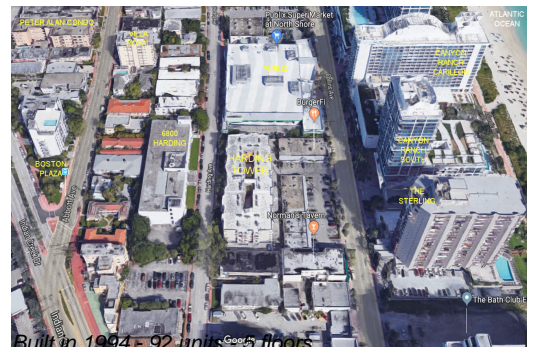
Harding Tower:	\$568/sq. ft.	Miami Beach:	\$943/sq. ft.
Miami Beach:	\$943/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

Harding Tower	1%
Miami Beach	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Harding Tower	19 days
Miami Beach	100 days



Miami-Dade

85 days