

# Unit 408 - Harding Tower

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

## Unit Information

MLS Number: A11601576  
 Status: Active  
 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: \$256,000  
 Valuated PPSF: \$382

*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: 5  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 3

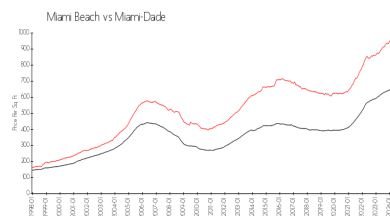
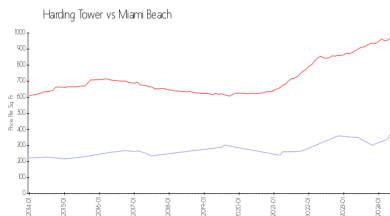
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
222	810 sq ft	Nov 2023	\$242,500	\$299

## Market Information

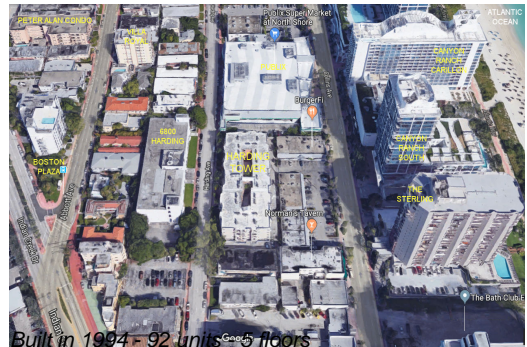


Harding Tower: \$374/sq. ft.  
 Miami Beach: \$970/sq. ft.

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

## Inventory for Sale

Harding Tower 1%  
 Miami Beach 4%  
 Miami-Dade 3%



## **Avg. Time to Close Over Last 12 Months**

Harding Tower	20 days
Miami Beach	97 days
Miami-Dade	82 days