

# Unit 1804 - Sterling

1804 - 6767 Collins Av, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number:	A11603726
Status:	Active
Size:	1,180 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$799,000
List PPSF:	\$677
Valuated Price:	\$786,000
Valuated PPSF:	\$666

*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:	184
Number of active listings for rent:	6
Number of active listings for sale:	9
Building inventory for sale:	4%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

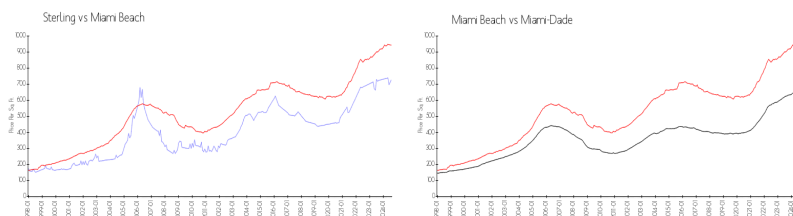
## Building Association Information

Sterling Condominium  
(305) 864-0729

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
909	1,180 sq ft	Sep 2024	\$950,000	\$805
607	1,020 sq ft	Aug 2024	\$770,000	\$755
1607	1,020 sq ft	Jun 2024	\$725,000	\$711
1201	1,230 sq ft	Jun 2024	\$865,000	\$703
1210	1,180 sq ft	May 2024	\$1,085,000	\$919

## Market Information



Sterling:	\$728/sq. ft.	Miami Beach:	\$943/sq. ft.
Miami Beach:	\$943/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Sterling	5%
Miami Beach	4%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Sterling	79 days
Miami Beach	100 days
Miami-Dade	85 days

