

# Unit 115 - Valencia South Miami

115 - 6001 SW 70 St, South Miami, FL, Miami-Dade 33143

## Unit Information

|                 |             |
|-----------------|-------------|
| MLS Number:     | A11604174   |
| Status:         | Active      |
| Size:           | 842 Sq ft.  |
| Bedrooms:       | 2           |
| Full Bathrooms: | 1           |
| Half Bathrooms: |             |
| Parking Spaces: | 1 Space     |
| View:           | Garden View |
| Rental Price:   | \$2,850     |
| List PPSF:      | \$3         |
| Valuated Price: | \$368,000   |
| Valuated PPSF:  | \$437       |

*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

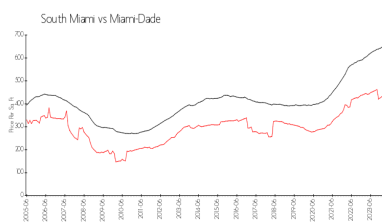
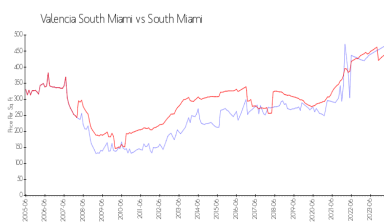
|  |     |
|--|-----|
| Number of units:                         | 294 |
| Number of active listings for rent:      | 25  |
| Number of active listings for sale:      | 4   |
| Building inventory for sale:             | 1%  |
| Number of sales over the last 12 months: | 4   |
| Number of sales over the last 6 months:  | 2   |
| Number of sales over the last 3 months:  | 2   |

## Building Association Information

Valencia South Miami Condo Assoc, Inc.  
(305) 662-4807

<http://www.valenciasouthmiamicondo.com/Management-Contacts~248565~18095.htm>

## Market Information



|                |               |              |               |
|----------------|---------------|--------------|---------------|
| Valencia South | \$466/sq. ft. | South Miami: | \$364/sq. ft. |
| Miami:         |               | Miami-Dade:  | \$705/sq. ft. |
| South Miami:   | \$364/sq. ft. |              |               |

## Inventory for Sale

|                      |    |
|----------------------|----|
| Valencia South Miami | 1% |
| South Miami          | 2% |
| Miami-Dade           | 3% |

## Avg. Time to Close Over Last 12 Months

|                      |         |
|----------------------|---------|
| Valencia South Miami | 26 days |
| South Miami          | 30 days |
| Miami-Dade           | 82 days |

