

# Unit 302 - Delkus Towers

302 - 6725 Harding Ave, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11612621  
 Status: Active  
 Size: 898 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$360,000  
 List PPSF: \$401  
 Valuated Price: \$342,000  
 Valuated PPSF: \$381

*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: 32  
 Number of active listings for rent: 0  
 Number of active listings for sale: 1  
 Building inventory for sale: 3%  
 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: 2

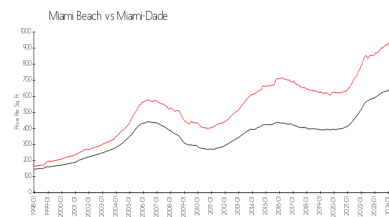
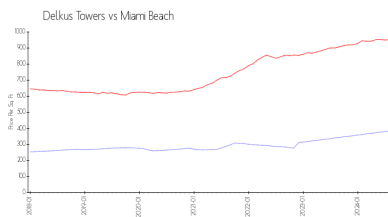
## Building Association Information

Delkus Towers  
 Condominium Association, Inc  
 6725 Harding Avenue  
 Miami Beach, FL 33141  
 (305) 865-5493

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
407	1,000 sq ft	Sep 2024	\$322,500	\$323
203	958 sq ft	Jul 2024	\$365,000	\$381
207	1,000 sq ft	Jan 2024	\$350,000	\$350

## Market Information

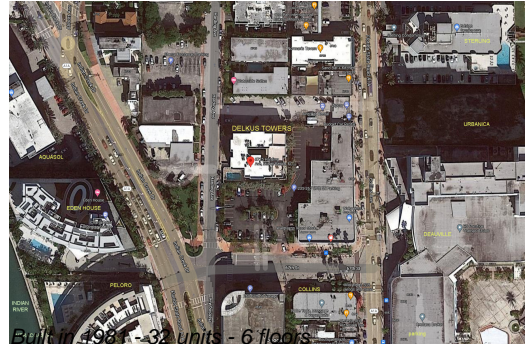


Delkus Towers: \$384/sq. ft.  
 Miami Beach: \$952/sq. ft.  
 Miami-Dade: \$696/sq. ft.

## Inventory for Sale

Delkus Towers 3%  
 Miami Beach 4%  
 Miami-Dade 4%

## Avg. Time to Close Over Last 12 Months



Delkus Towers  
Miami Beach  
Miami-Dade

26 days  
100 days  
84 days