

# Unit 305 - Valencia South Miami

305 - 6001 SW 70 St, South Miami, FL, Miami-Dade 33143

## Unit Information

MLS Number: A11631982  
 Status: Active  
 Size: 1,010 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Assigned Parking  
 View:  
 List Price: \$460,000  
 List PPSF: \$455  
 Valuated Price: \$416,000  
 Valuated PPSF: \$412

*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: 10  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

## Building Association Information

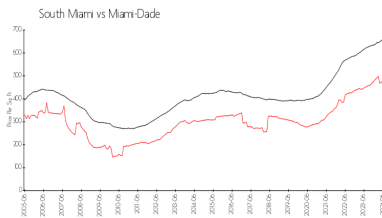
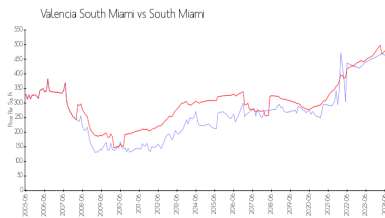
Valencia South Miami Condo Assoc, Inc.  
 (305) 662-4807

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
555	652 sq ft	Jul 2024	\$325,000	\$498
155	652 sq ft	May 2024	\$349,900	\$537
622	720 sq ft	May 2024	\$325,000	\$451

## Market Information



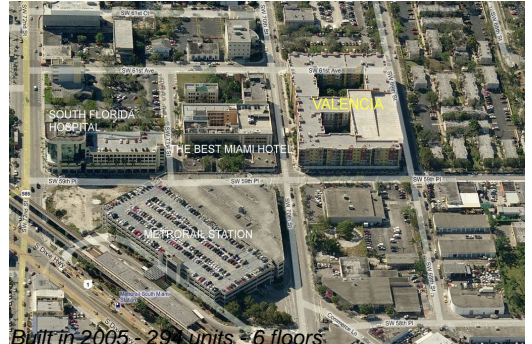
Valencia South Miami:	\$409/sq. ft.	South Miami:	\$482/sq. ft.
South Miami:	\$482/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Valencia South Miami: 3%  
 South Miami: 2%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Valencia South Miami: 14 days  
 South Miami: 36 days



Miami-Dade

84 days