

Unit 604 - Eden House

604 - 6700 Indian Creek Dr, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number: A11644115
 Status: Active
 Size: 952 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: Assigned Parking, Valet Parking
 View:
 List Price: \$845,000
 List PPSF: \$888
 Valuated Price: \$722,000
 Valuated PPSF: \$758

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: 98
 Number of active listings for rent: 0
 Number of active listings for sale: 9
 Building inventory for sale: 9%
 Number of sales over the last 12 months: 4
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 1

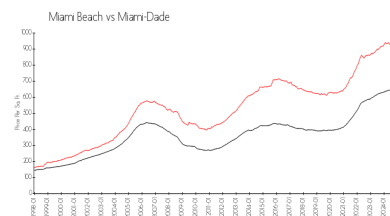
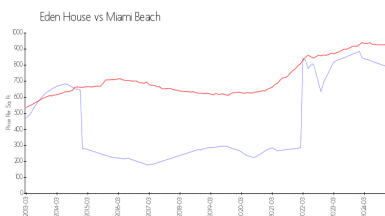
Building Association Information

Eden House
 6700 Indian Creek Dr,
 Miami Beach, FL 33141
 (786) 216-7147
 Eden House Condo Association
 Address 6700 Indian Creek Dr
 Miami Beach, FL 33141-5780
 Phone Number 305-864-1004

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
603	619 sq ft	Jan 2025	\$457,000	\$738
1106	938 sq ft	Apr 2024	\$830,000	\$885
508	1,669 sq ft	Mar 2024	\$1,200,000	\$719
1405	942 sq ft	Feb 2024	\$834,200	\$886

Market Information



Eden House: \$786/sq. ft.
 Miami Beach: \$939/sq. ft.
 Miami-Dade: \$688/sq. ft.

Inventory for Sale

Eden House: 9%
 Miami Beach: 6%
 Miami-Dade: 5%



Avg. Time to Close Over Last 12 Months

Eden House	47 days
Miami Beach	104 days
Miami-Dade	90 days