

Unit 640 - Valencia South Miami

640 - 6001 SW 70 St, South Miami, FL, Miami-Dade 33143

Unit Information

MLS Number: A11645133
 Status: Active
 Size: 1,010 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking
 View:
 List Price: \$445,000
 List PPSF: \$441
 Valuated Price: \$407,000
 Valuated PPSF: \$403

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

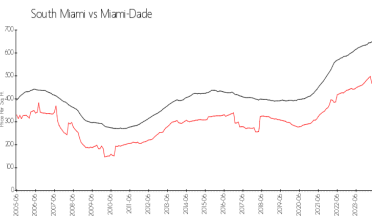
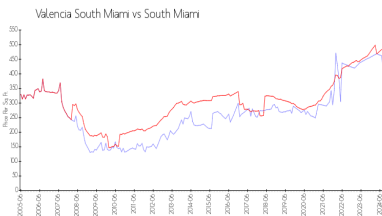
Valencia South Miami Condo Assoc, Inc.
 (305) 662-4807

<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



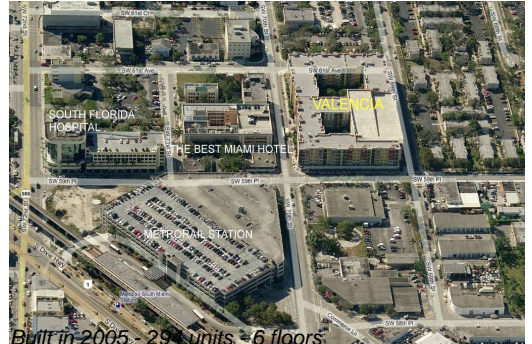
Valencia South Miami:	\$409/sq. ft.	South Miami:	\$482/sq. ft.
South Miami:	\$482/sq. ft.	Miami-Dade:	\$696/sq. ft.

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
Miami-Dade

36 days
84 days