

# Unit 606 W 81st St # 202 - Las Estrellas (606&666)

606 W 81st St # 202 - 606 W 81 St, Hialeah, FL, Miami-Dade 33014

## Unit Information

MLS Number:	A11649900
Status:	Active
Size:	770 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Assigned Parking
View:	
List Price:	\$219,900
List PPSF:	\$286
Valuated Price:	\$219,000
Valuated PPSF:	\$284

*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:	220
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	3%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	4

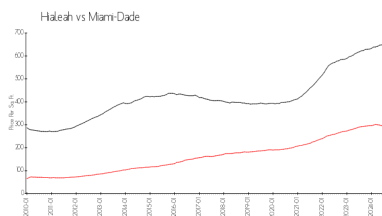
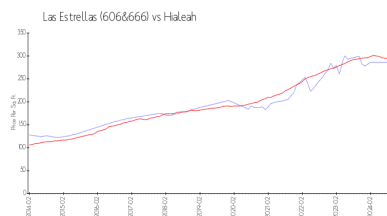
## Building Association Information

Las Estrellas Condominium Assn Inc  
606 West 81st Street  
Hialeah, FL 33014  
Phone: (305) 823-7455

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
320	770 sq ft	Nov 2024	\$200,000	\$260
224	600 sq ft	Nov 2024	\$188,500	\$314
405	770 sq ft	Sep 2024	\$200,000	\$260
209	600 sq ft	Feb 2024	\$180,000	\$300
209	600 sq ft	Feb 2024	\$165,000	\$275
311	600 sq ft	Feb 2024	\$170,000	\$283

## Market Information

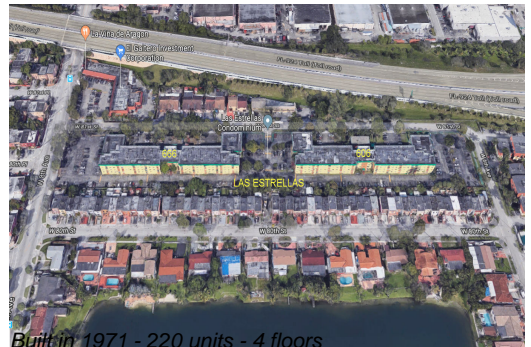


Las Estrellas (606&666): \$285/sq. ft.  
Hialeah: \$287/sq. ft.

Hialeah: \$287/sq. ft.  
Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Las Estrellas (606&666)	3%
Hialeah	1%
Miami-Dade	4%



Built in 1971 - 220 units - 4 floors

### **Avg. Time to Close Over Last 12 Months**

Las Estrellas (606&666)	39 days
Hialeah	46 days
Miami-Dade	87 days